



Agenda
Board of Assessors - Regular Meeting February
10, 2026
9:00 AM
Room 108, Annex Building
119 E. Solomon Street
Griffin, GA 30223

A. CALL TO ORDER

PLEASE SILENCE YOUR CELL PHONES AND ALL OTHER ELECTRONIC DEVICES.

B. CLOSED SESSION

1. Chairman Johnnie McDaniel requests a Closed Session for consultation with the county attorney to discuss pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the county or any officer or employee, or in which the county or any officer or employee may be directly involved as provided in O.C.G.A 50-14-2(1).
2. Chairman Johnnie McDaniel to requests a Closed Session for discussion or deliberation on the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a county officer or employee as provided in O.C.G.A. 50-14-3(6).

C. CITIZENS COMMENT

Speakers must sign up prior to the meeting and provide their names, addresses and the topic they wish to discuss. Speakers must direct your remarks to the Board and not to individual Member or to the audience. Personal disagreements with individual Members or County employees are not a matter of public concern and personal attacks will not be tolerated. The Chairman has the right to limit your comments in the interest of disposing of the County's business in an efficient and respectable manner.

Speakers will be allotted three (3) minutes to speak on their chosen topics as they relate to matters pertinent to the jurisdiction of the Board of Tax Assessors. No questions will be asked by any of the members during citizen comments. Outbursts from the audience will not be tolerated. Common courtesy and civility are expected at all times during the meeting. No speaker will be permitted to speak more than three (3) minutes or more than once, unless the Board votes to suspend this rule.

D. MINUTES

1. Consider the approval of the January 13, 2026 minutes.

E. CONSENT AGENDA

1. Consider the approval of 2026 Disabled Veteran homestead exemption.
SASHA DANIELS, 043-03-018
RAYMOND SMITH, 229A-03-035
JOVAN SNOWDEN, 201B-01-068
CHARLES MASSEY, 227A-02-041

2. Consider the approval of a 2025 Disabled Veteran homestead exemption.
KEVIN DAVIS
233-07-003
3. Consider the approval of a 2024 S5 Disabled Veteran homestead exemption.
ROBERT ALFRED JONES JR.
201B-01-083
4. Consider the approval of a request for 2023 Disabled Veteran homestead exemption.
JEFFREY JAMES
312-01-026
5. Consider the approval of new applications for Conservation Use Valuation Assessments.
JAMES & VANESSA THOMPSON, 282-01-011, 22.48 ACRES
DEONNA NAYLOR, 226-01-030F, 25.62 ACRES
6. Consider the approval of continuation applications for Conservation Use Valuation Assessment.
ERIC BLACKMON, 256-01-032, 26.59 ACRES
DONNA KING TRUSTEE 276-01-005D, 108.76 ACRES
ALEX MARLOW ET AL, 267-01-024, 19.32 ACRES
YOBANI REYES-IZAGUIRRE REVOCABLE TRUST, 15.00 ACRES (CONTIGUOUS TO CUVA PARCEL 273-01-001, 155.00 ACRES)
7. Consider the approval of the renewal applications for Conservation Use Valuation Assessment.
ROY & CHRISTINE HALLMAN, 265-01-003A, 34.39 ACRES
VIRGINIA HESTER, 265-01-011B, 20.70 ACRES

F. NEW BUSINESS

1. Consider the approval of an application for exempt property.
FAMILY WORSHIP CENTER MINISTRIES INC.
228-03-049
2. Consider the approval for exempt properties.
WELLSTAR HEALTH SYSTEM, INC.
047B-01-042
023-15-005
023-15-003
3. Consider the approval of a 2024 Surviving Spouse of a Disabled Veteran homestead exemption.
ELVAREE ISON
116A-02-016
4. Consider the approval of a new Conservation Use Valuation Assessment application.
TINA MOBLEY
226-01-018C, 5.93 ACRES
226-01-018B, 5.14 ACRES

226-01-018F, 5.01 ACRES

5. Consider the approval of a new Conservation Use Valuation Assessment application.
BEAUTIFUL LAND LLC
219-04-027, 32.31 ACRES
6. Consider the approval for a new Conservation Use Valuation Assessment application.
EFREM & SALENA BARRETT
233-06-006, 10.40 ACRES
7. Consider the approval of a new Conservation Use Valuation Assessment application.
JOHNNY & KAY HARRIS
230-01-016, 15.62 ACRES
8. Consider the approval of a new Conservation Use Valuation Assessment application.
JOYCE & CHRISTOPHER TURNER
211-01-009B, 13.96 ACRES
9. Consider the approval of a new Conservation Use Valuation Assessment application.
CATHY CONKLE
218-02-009N, 5.27 ACRES
10. Consider the approval for a continuation Conservation Use Valuation Assessment application.
KALYN CONKLE
218-02-009E, 6.15 ACRES
(CONTIGUOUS WITH CUVA PARCEL 218-02-009, 41.76 ACRES)
11. Consider the approval of a continuation application of Conservation Use Valuation Assessment.
BRYAN & JULIE HAYES
228-03-005J, 7.09 ACRES
(CONTIGUOUS TO CUVA PARCEL IN LAMAR COUNTY, 18.91 ACRES)
12. Consider the approval of documentation shredding per the Georgia Record Retention Schedule.

G. CHIEF APPRAISER'S REPORT

1. Appeals update.
2. Staffing update.
3. The 2024 Digest was approved by the State Revenue Commissioner.
4. The annual Current Ad Valorem Edicts and Trends (CAVEAT) is scheduled for May 19 -

21, 2026 in Tifton.

H. ASSESSORS COMMENTS

I. ADJOURNMENT



BOARD OF ASSESSORS

Chairman Johnie McDaniel requests a Closed Session for consultation with the county attorney to discuss pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the county or any officer or employee, or in which the county or any officer or employee may be directly involved as provided in O.C.G.A 50-14-2(1).

Requesting Agency

Spalding County Tax Assessors

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

ATTACHMENTS:



BOARD OF ASSESSORS

Chairman Johnie McDaniel to requests a Closed Session for discussion or deliberation on the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a county officer or employee as provided in O.C.G.A. 50-14-3(6).

Requesting Agency

Spalding County Tax Assessors

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Requirement for Board Action

Is this Item Goal Related?

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ATTACHMENTS:



BOARD OF ASSESSORS

Consider the approval of the January 13, 2026 minutes.

Requesting Agency
Spalding County Tax

Assessors

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

ATTACHMENTS:

[01.13.2026 Minutes.pdf](#)

Minutes

Spalding County Board of Assessors – Regular meeting
January 13, 2026 – 9:00AM
Meeting Room 108, Annex Building
119 East Solomon Street
Griffin GA 30223

A. CALL TO ORDER

PLEASE SILENCE YOUR CELL PHONES AND ALL OTHER ELECTRONIC DEVICES.

The Spalding County Board of Assessors regular scheduled meeting was held on January 13, 2026 at 9:00AM in the Courthouse Annex Meeting Room. The meeting was called to order by Chairman Johnie McDaniel with Vice Chairman Byron Pearce and Member Joe Bailey attending. Others present include Staff Appraisers Betsy Bernier, Heather Headley, Katie LaCount and Human Resources Director Miles Neille.

MOTION BY CHAIRMAN JOHNIE MCDANIEL TO AMEND THE AGENDA TO MOVE ITEM H CLOSED SESSION BEFORE CITIZENS COMMENT, MOTION WAS SECONDED BY JOE BAILEY AND CARRIED UNANIMOUSLY 3-0.

H. CLOSED SESSION

1. Chairman Johnie McDaniel requests a Closed Session for the purpose of discussion or deliberation on the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a county officer or employee as provided in OCGA 50-14-3(6).

Motion by Chairman McDaniel to enter closed session at 9:00AM, motion was seconded by Member Bailey and carried unanimously 3-0.

Motion by Vice Chairman Pearce to exit closed session at 9:22AM, motion was seconded by Member Bailey and carried unanimously 3-0.

MOTION BY CHAIRMAN MCDANIEL TO AMEND THE AGENDA TO ADD THE APPOINTMENT OF INTERIM CHIEF APPRAISER, MOTION WAS SECONDED BY MEMBER BAILEY AND CARRIED UNANIMOUSLY 3-0.

Motion by Chairman McDaniel to appoint Betsy Bernier as interim Chief Appraiser, motion was seconded by Vice Chairman Pearce and carried unanimously 3-0.

MOTION BY CHAIRMAN MCDANIEL TO AMEND THE AGENDA TO ADD KIMSEY WILLIS' REQUEST FOR CONSERVATION USE VALUATION ASSESSMENT RELEASE AS NEW BUSINESS NUMBER 1, MOTION WAS SECONDED BY MEMBER BAILEY AND CARRIED UNANIMOUSLY 3-0.

B. CITIZENS COMMENT

Speakers must sign up prior to the meeting and provide their names, addresses and the topic they wish to discuss. Speakers must direct your remarks to the Board and not to individual Member or to the audience. Personal disagreements with individual Members or County employees are not a matter of public concern and personal attacks will not be tolerated. The Chairman has the right to limit your comments in the interest of disposing of the County's business in an efficient and respectable manner.

Speakers will be allotted three (3) minutes to speak on their chosen topics as they relate to matters pertinent to the jurisdiction of the Board of Tax Assessors. No questions will be asked by any of the members during citizen comments. Outbursts from the audience will not be tolerated. Common courtesy and civility are expected at all times during the meeting. No speaker will be permitted to speak more than three (3) minutes or more than once, unless the Board votes to suspend this rule.

Kimsey Willis, 412 Dogwood Place Griffin GA 30224 signed up to speak on requesting release of conservation use covenant.

C. MINUTES

1. Consider the approval of the December 9, 2025 minutes.

Motion by Vice Chairman Pearce to approve the December 9, 2025 minutes, motion was seconded by Chairman McDaniel and carried unanimously 3-0.

D. CONSENT AGENDA

1. Consider the approval of a 2025 Disabled Veteran homestead exemption.

NOLI C EWING
313-01-042

2. Consider the approval of 2026 Disabled Veteran homestead exemption.

JOSEPH SMALLWOOD, 042-04-011	RODERICK WATKINS, 275-02-007
CHARLES E YOUNG, 229A-03-157	WILBERT BLACKMON, 115B-01-001
ERNEST A MERRIWEATHER, 314-01-060	TONY J ELION, 042-01-051
LANCE F BUCKLESS, 219-01-061	JIMMY S BUSBY, 200-01-018B
JAMES J FOSTER, 223-01-002M	NOAH BROCK, 316-03-015
ARTHUR J GREEN II, 054F-03-069	JASON JUSTICE, 207-01-005F
SHAUN P MOYLAN, 265-01-069	RODOLFO C FRAIRE, 259-02-007A
JEFFREY ESTES, 058-05-018	

3. Consider the approval of the 2026 homestead exemption amount for Disabled Veterans.

4. Consider the approval of a request for non-disclosure for law enforcement officer.

Spalding County Board of Assessors
January 13, 2026 – Minutes

Discussion on Veteran qualifications and Vice Chairman Pearce acquaintance with one of the applicants.

Motion by Vice Chairman Pearce to approve consent agenda, motion was seconded by Chairman McDaniel and carried unanimously 3-0.

E. NEW BUSINESS

1. Consider the approval of a request to release Conservation Use Valuation Assessment.

KIMSEY WILLIS & JUDITH CECIL

004-02-001 005-01-001

005-06-002 117-01-001

005-06-009 117-01-009

019-02-012

Discussion of release with Mr. Kimsey Willis and the Georgia Code of eligibility.

Motion by Chairman McDaniel to approve the Conservation release, motion seconded by Vice Chairman Pearce and carried unanimously 3-0.

2. Election of Chairman of the Spalding County Board of Tax Assessors for calendar year 2026.

Motion by Member Bailey to elect Johnie McDaniel as the Chairman for the 2026 year, motion was seconded by Vice Chairman Pearce and carried unanimously 3-0.

3. Election of Vice Chairman of the Spalding County Board of Tax Assessors for calendar year 2026.

Motion by Member Bailey to elect Byron Pearce as Vice Chairman for the 2026 year, motion was seconded by Chairman McDaniel and carried unanimously 3-0.

4. Consider the appointment of Katie LaCount as Secretary of the Spalding County Board of Tax Assessors for calendar year 2026.

Motion by Vice Chairman Pearce to appoint Katie LaCount as Secretary of the Spalding County Board of Assessors, motion was seconded by Member Bailey and carried unanimously 3-0.

5. Consider the approval of a 2026 Surviving Spouse of a Disabled Veteran homestead exemption.

DALE MARIE BOGAN

108C-01-025

Spalding County Board of Assessors
January 13, 2026 – Minutes

Discussion on the application and the Veteran's Administration documents submitted by the property owner.

Motion by Vice Chairman Pearce to deny the Surviving Spouse exemption for Bogan, motion was seconded by Member Bailey and carried unanimously 3-0.

6. Consider the approval of a 2026 Surviving Spouse of a Disabled Veteran homestead exemption.

ELVAREE ISON
116A-02-016

Discussion on eligibility based on the documentation from the Veteran's Administration.

Motion by Vice Chairman Pearce to approve the Surviving Spouse homestead exemption, motion was seconded by Member Bailey and carried unanimously 3-0.

7. Consider the approval of a request for 2023 Disabled Veteran homestead exemption.

ALLEN TYMES
310-01-020

General discussion on the benefits of the exemption.

Motion by Member Bailey to approve the request for Disabled Veteran homestead, motion was seconded by Vice Chairman Pearce and carried unanimously 3-0.

8. Consider the approval of a homestead exemption denied by the Tax Commissioner.

BROOKS MANOR FARM LLC
278-01-008P

Discussion of denial and Georgia Code in reference as to who can obtain a homestead.

Motion by Vice Chairman Pearce to deny the homestead exemption, motion seconded by Member Bailey and carried unanimously 3-0.

9. Consider the approval of an application for exempt property.

DEREK & LALETA MCCLENDON
GOD'S POWER AND DELIVERANCE MINISTRICES INC
127-02-008

Discussion on the state code and Department of Revenue guidelines for qualifying Exempt properties for religious use.

Motion by Vice Chairman Pearce to approve the Exemption, motion seconded by Member Joe and carried unanimously 3-0.

10. Consider the approval of a new application for Conservation Use Valuation Assessment.
JUDITH BRAUTIGAN
262-03-013F, 16.71 ACRES

Discussion on the completed application and agricultural use of the property.

Motion by Vice Chairman Pearce to approve the Conservation Use Valuation Assessment, motion seconded by Member Bailey and carried unanimously 3-0.

11. Consider the approval to accept a proposal from GMASS, Inc for 2026 rural land valuation.

General discussion on the appraisal of rural land and other timber.

Motion by Member Bailey to approve the GMASS, Inc proposal, motion was seconded by Vice Chairman Pearce and carried unanimously 3-0.

12. Consider the approval of the 2026 beginning internal sales ratios.

Discussion on the 2025 sales and work needed to continue analysis.

Motion by Vice Chairman Pearce to approve the 2026 beginning internal sales ratio, motion was seconded by Member Bailey and carried unanimously 3-0.

F. CHIEF APPRAISER'S REPORT

1. Confirmation of the 2026 Prebill Mobile Home Digest delivery to the Tax Commissioner.

The 2026 Mobile Home Digest was submitted to the Tax Commissioner on December 30, 2025.

2. 2025 Public Utility Notices of Assessment were mailed.

The Public Utility Notices was mailed on December 30, 2025.

3. PT50 forms for Personal Property accounts were mailed.

The PT50 Personal Property forms was mailed on December 31, 2025 and we have started getting them turned in at the office.

4. Appeals update.

Interim Chief Appraiser Betsy Bernier reported that the 2025 appeals are being finalized.

G. ASSESSORS COMMENTS

Spalding County Board of Assessors
January 13, 2026 – Minutes

Vice Chairman Pearce asked if the Appraiser Position is still not filled.

I. ADJOURNMENT

With no further business to discuss, Chairman McDaniel made the motion to adjourn at 10:30AM, motion was seconded by Vice Chairman Pearce and carried unanimously 3-0.



BOARD OF ASSESSORS

**Consider the approval of 2026 Disabled Veteran homestead exemption.
SASHA DANIELS, 043-03-018 RAYMOND SMITH, 229A-03-035 JOVAN
SNOWDEN, 201B-01-068 CHARLES MASSEY, 227A-02-041**

Requesting Agency
Spalding County Tax Assessors

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

ATTACHMENTS:



BOARD OF ASSESSORS

Consider the approval of a 2025 Disabled Veteran homestead exemption.

KEVIN DAVIS 233-07-003

Requesting Agency

Spalding County Tax Assessors

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

ATTACHMENTS:



BOARD OF ASSESSORS

**Consider the approval of a 2024 S5 Disabled Veteran homestead exemption.
ROBERT ALFRED JONES JR. 201B-01-083**

Requesting Agency

Spalding County Tax Assessors

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

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STAFF RECOMMENDATION

ATTACHMENTS:



BOARD OF ASSESSORS

Consider the approval of a request for 2023 Disabled Veteran homestead exemption. JEFFREY JAMES 312-01-026

Requesting Agency

Spalding County Tax Assessors

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

ATTACHMENTS:



BOARD OF ASSESSORS

**Consider the approval of new applications for Conservation Use Valuation Assessments. JAMES & VANESSA THOMPSON, 282-01-011, 22.48 ACRES
DEONNA NAYLOR, 226-01-030F, 25.62 ACRES**

Requesting Agency

Spalding County Tax Assessors

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

ATTACHMENTS:

[CUVA - NEW - THOMPSON 282-01-011.pdf](#)

[CUVA - NEW - NAYLOR 226-01-030F.pdf](#)

**SPALDING COUNTY
BOARD OF TAX ASSESSORS
419 EAST SOLOMON ST.
GRIFFIN, GEORGIA 30223**

PT283A Rev. 2/15

**APPLICATION AND QUESTIONNAIRE FOR CURRENT USE
ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY**

To the Board of Tax Assessors of Spalding County: In accordance with the provisions of O.C.G.A. § 48-5-7.4, I submit this application and the completed questionnaire on the back of this application for consideration of current use assessment on the property described herein. Along with this application, I am submitting the fee of the Clerk of Superior Court for recording such application if approved.

Name of owner (individual(s), family owned farm entity, trust, estate, non-profit conservation organization or club) – The name of each individual and the percentage interest of each must be listed on the back of this application. For special rules concerning Family Farm Entities and the maximum amount of property that may be entered into a covenant, please consult the County Board of Tax Assessors

THOMPSON JR JAMES F & VANESSA R

Owner's mailing address 5225 W ELLIS RD		City, State, Zip GRIFFIN, GA 30223	Number of acres included in this application. Agricultural Land: _____ Timber Land: _____
Property location (Street, Route, Hwy, etc.) 1057 FAIRVIEW RD		City, State, Zip of Property: BROOKS, GA 30205	Covenant Acres 0.00 Total Acres 22.48
District 01	Land Lot 076	Sublot & Block	Recorded Deed Book/Page 4791 301
List types of storage and processing buildings:			

AUTHORIZED SIGNATURE

I, the undersigned, do hereby solemnly swear, covenant and agree that all the information contained above, as well as the information provided on the questionnaire, is true and correct to the best of my knowledge and that the above described property qualifies under the ownership and land use provisions of O.C.G.A. § 48-5-7.4. I further swear that I am authorized to sign this application on behalf of the owner(s) making application and that I have shown the percentage interest for each of the individuals having an ownership right to this property on the back of this application form. I am also aware that certain penalty provisions are applicable if this covenant is breached.

Signature of Taxpayer or Taxpayer's Authorized Representative

1-7-26
Date Application Filed

Signature of Taxpayer or Taxpayer's Authorized Representative
(Please have additional taxpayers sign on reverse side of application)

Sworn to and subscribed before me this 7 day of Jan, 2026

Notary Public

If denied, Georgia law O.C.G.A. § 48-5-7.4 provides that the applicant may appeal in the same manner as other property appeals are made pursuant to O.C.G.A. § 48-5-311.

FOR TAX ASSESSORS USE ONLY

MAP & PARCEL NUMBER 282 01011	TAX DISTRICT 03	TAXPAYER ACCOUNT NUMBER 26886	YEAR COVENANT: Begin: Jan 1, 2026 Ends: Dec 31, 2035
If transferred from Preferential Agricultural Assessment, provide date of transfer:	If applicable, covenant is a renewal for tax year: Begin: Jan 1, _____ Ends: Dec 31, _____		If applicable, covenant is a continuation for tax year: Begin: Jan 1, _____ Ends: Dec 31, _____
	Pursuant to O.C.G.A. § 48-5-7.4(d) a taxpayer may enter into a renewal contract in the 9th year of a covenant period so that the contract is continued without a lapse for an additional 10 years.		If continuing a covenant where part of the property has been transferred, list Original Covenant Map and Parcel Number: _____

Approved: _____ Date: _____

Board of Tax Assessors

Date

Denied: _____ Date: _____ If denied, the County Board of Tax Assessors shall issue a notice to the taxpayer in the same manner as all other notices are issued pursuant to O.C.G.A. Section 48-5-306.

ALL APPLICANTS, other than single titled owners, must list below each individual's name that owns a beneficial interest in the property described in this application, the percentage interest of each, the relationship of each (if the applicant is a family farm entity), and all other information applicable to this application.

Each Person's Name having any beneficial interest in the property described in this application. (If this form does not contain sufficient lines to list all owners, please attach list providing all information requested for each individual.)	Relationship (complete only if application is for a family farm entity)	Percent interest owned in property in <u>this application</u> only	Counties where you own interest in property under other covenants and total acres in other conservation use covenants	Each owner's percent interest owned and number of acres owned by each under other covenants
Name / Relationship		County	Total Acres	% Interest / No of Acres
James Thompson		100		
Vanessa Thompson		100		

Check Appropriate Ownership Type:

- ☒ One or more natural or naturalized citizens.
- ☐ An estate of which the devisees or heirs are one or more natural or naturalized citizens.
- ☐ A trust of which the beneficiaries are one or more natural or naturalized citizens.
- ☐ A family owned farm entity (e.g., a family corporation, family partnership, family general partnership, family limited partnership, family limited corporation or family limited liability company. Percent (%) of gross income from bona fide conservation uses. _____ (including earnings on investments directly related to past or future bona fide conservation uses, within this state within the year immediately preceding the year in which eligibility is sought (include supporting tax records); provided, however, that in the case of a newly formed family farm entity, an estimate of the income of such entity may be used to determine its eligibility (include supporting estimate records).)
- ☐ Nonprofit conservation organization designated as a 501(c)(3) organization under the Internal Revenue Code. (Provide copy of IRS determination letter/charter with application.)
- ☐ Bona fide club organized for pleasure, recreation, and other non-profitable purposes pursuant to Section 501(c)(7) of the Internal Revenue Code. (Provide copy of IRS determination letter/charter with application.)

Check All Bona fide uses that apply and the percentage use, as they relate to the property described in this application.

- ☒ Raising, harvesting, or storing crops % 20
- ☒ Feeding, breeding, or managing livestock or poultry % 20
- ☐ Producing plants, trees, fowl, or animals (including the production of fish or wildlife) % 50
- ☐ Wildlife habitat of not less than ten (10) acres of wildlife habitat (either in its natural state or under management; no form of commercial fishing or fish production shall be considered a type of agriculture); % _____ (see board of tax assessors for appropriate documentation in accordance with O.C.G.A. Section 48-5-7.4(b)(2))
- ☐ Production of aquaculture, horticulture, floriculture, forestry, dairy, livestock, poultry, and apiarian products % _____
- ☐ Other _____

- ☐ Yes ☒ No Is this property or any portion thereof, currently being leased? (If yes, list the name of the person or entity and briefly explain how the property is being used by the lessee, as well as the percentage of the property leased.)
- ☒ Yes ☐ No Are there other real property improvements located on this property other than the storage and processing buildings listed on the front of this application? If yes, briefly list and describe these real property improvements.
- ☐ Yes ☒ No Are there any restrictive covenants currently affecting the property described in this application? If yes, please explain.
- ☐ Yes ☒ No Are there any deed restrictions on this property? If yes, please list the restrictions.
- ☒ Yes ☐ No Does the current zoning on this property allow agricultural use? If no, please explain.
- ☐ Yes ☒ No Is there any type business operated on this property? If yes please indicate business name & type of business.

• If this application is for property that is less than 10 acres in size, a taxpayer must submit additional relevant records providing proof of bona fide agricultural use.

• Although not required, the applicant(s) for a property having more than 10 acres may wish to provide additional information to assist the board of assessors in making their determination. This information may include:

(1) Plans or programs for the production of agricultural and timber products, (2) Evidence of participation in a government subsidy program for crops or timber. (3) Receipts that substantiate a bona fide conservation use, such as receipts for feed, equipment, etc. (4) Income tax records, such as copies of a previously filed Federal Schedule F or the appropriate entity return (e.g., Federal Form 1065, 1120, etc.)

• The Board of Tax Assessors can only deny an application if the use of the property does not meet the definition of bona fide agricultural property or if the ownership of the property is not in compliance with O.C.G.A. § 48-5-7.4.

APPLICATION FOR RELEASE OF CURRENT USE ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY

I, the owner of the above described property, having satisfied all applicable taxes and penalties associated with the covenant above, do hereby file this application for release of current use assessment with the county board of tax assessors. Pursuant to O.C.G.A. § 48-5-7.4(w), no fee is required for the clerk of superior court to file and index this release in the real property records of the clerk's office.

Sworn to and subscribed before me
This ____ day of _____,

Taxpayer's Authorized Signature

Approved by: Board of Tax Assessors

Notary Public

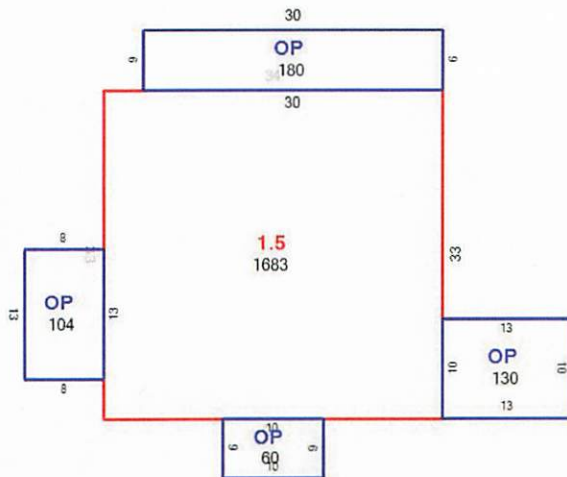
Date Filed

Date Approved

282 01011				2026 Spalding County Board of Assessors								1/20/2026 8:36:42 AM Acct # 26886 tlong							
Owner Information				General Property Information								Values							
THOMPSON JR JAMES F & VANESSA R 5225 W ELLIS RD GRIFFIN, GA 30223				SITUS		1057 FAIRVIEW RD						Imp Val		151,304					
				LEGAL		FAIRVIEW RD CO RD 87 TR B PB 14/467						Acc Val		6,462					
				Tax District		SPALDING COUNTY		GMD		1154		Homestead		S0		Land Val		133,172	
																Total Value		290,938	
				Total Acres		22.48		LL		076		No Covenant		0		2025 : 290,938		2024 : 290,938	
				Zoning				LD		01		Acc/Des		3C - .000000		2023 : 290,938		2022 : 238,083	
Unit								Return Value		0									
Topography - 1.00		Wetlands - 1.00		Shape - 1.00		Easements - 1.00		External - 1.00		Assemblage - 1.00		Other - 1.00		12623 - 1.00					
SALES INFORMATION																			
Grantee			Grantor			Date		Deed Book		Plat Book		Saleprice		CS	Mkt Value	Reason			
THOMPSON JR JAMES F &			THOMPSON JR JAMES F			07/20/2021		4791 313				10 A1			0 XX				
THOMPSON JR JAMES F			JOHNSON KEVIN W			07/20/2021		4791 301				242,500 A1			0 FM				
JOHNSON KEVIN W			DINGLER BILLY C ESTATE			01/17/2017		4132 132		14 467		155,000 A1			0 FM				
LAND INFORMATION																			
CS	Code / Description		Method		Units		Depth	From Front	Depth Table	Depth Factor	Unit Value		Adj Unit		Adj	Value			
A4	1282 M282&285 -		Acre		22.48		0	0			13,000.00		13,000.00		1.00	133,172			
ACCESSORY IMPROVEMENTS - 282 01011																			
CS	Descrip		Dim1	Dim2	Units	Year	Grade	Depr	Ovr D	Pcom	Func	Econ	Neigh	IDnits	Value	Photo ?			
A6	POND 1-5		0	0	1	2021	1.00	0.98	0.00	1.00	1.00	1.00	1.00	0.00	4900	False			
A6	Shed Farm/Utility (3 Sides)		20	26	520	1960	0.90	0.20	0.00	1.00	1.00	1.00	1.00	0.00	650	True			
A6	Storage/Utility Bldg		15	22	330	1960	0.90	0.20	0.00	1.00	1.00	1.00	1.00	0.00	912	True			
A6	Wellhouse - No Value		5	5	25	1995			0.00	1.00	1.00	1.00	1.00	0.00		True			
A6	Wellhouse - No Value		5	6	30	1995			0.00	1.00	1.00	1.00	1.00	0.00		True			

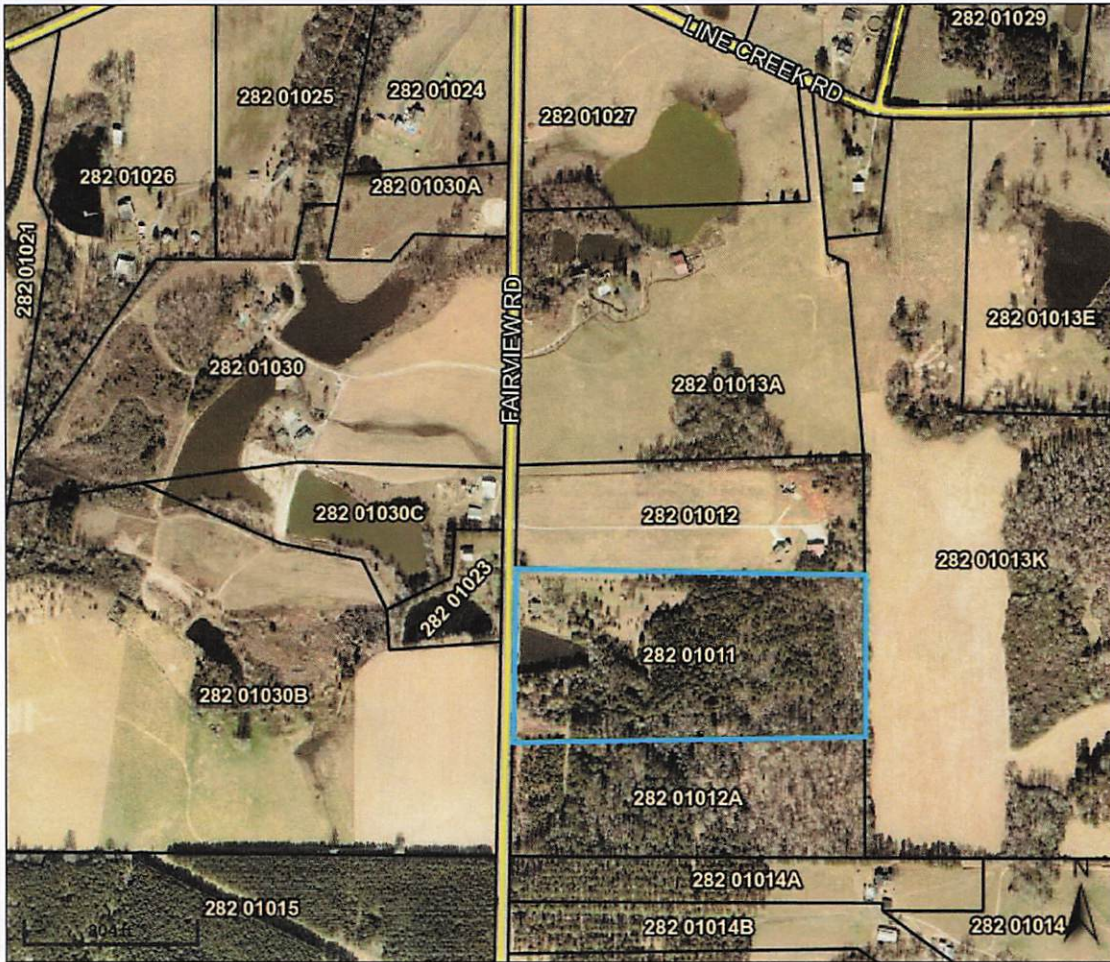
RES IMP - 282 01011 1057 FAIRVIEW RD							
Impr Key	17790	Roof Shape	Gable	Basement / Attic	Squarefoot	Phy Depr	0.64
Class / Strat	A1	Floor Construction	Wood Joist	Bsmt / Finish	0 / 0.00	Phy OVR	0.00
Occupancy / Style	One Family	Floor Finish	Carpet/Hdwd/Tile	Attic / Finish	0 / 0.00	Func Obsol	1.00
Rooms	6	Interior Wall	Sheetrock	Bsmt Qual		Econ Obsol	1.00
Bedrooms	2	Interior Ceiling	Sheetrock	Attic Qual		% Complete	1.00
Heated Area	1,683	Heat	Central AC	Grade	1.10	Neigh Adj	0.80
Story Height	1 Story	Plumbing:Std Comp	1	Year Built	1951	CD	1.00
Foundation	Masonry	Plumbing: Extra Fix	5	Eff Year Built	1990	FMV	151,304
Exterior Wall	Masonry (Brick Veneer)	Full Baths	2	Condition	Average	MAV	0
Roofing	Metal - Steel	Half Baths	0	RCN	295,515	OVR FMV	0
Sketch Legend		Other Features					

Code	Type	Area	CODE TYPE	AREA
1.5	1.5 Story	1122	Const 2 sty 1 Box	1
OP	Porch - Open	180		
OP	Porch - Open	104		
OP	Porch - Open	60		
OP	Porch - Open	130		





01/27/2026 05:47



Overview



Legend

□ Parcels

— Roads

Flood Map

■ A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.

■ AE - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations (BFE).

■ VE: Coastal SFHA with BFE & velocity wave action - Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

■ X: 500 Year Flood - Areas of 0.2% annual chance flood

Parcel ID 282 01011
Class Code Agricultural
Taxing District SPALDING COUNTY
Acres 22.48

Owner THOMPSON JR JAMES F & VANESSA R
5225 W ELLIS RD
GRIFFIN, GA 30223
Physical Address 1057 FAIRVIEW RD
Assessed Value Value \$290938
Land Value Value \$133172

Last 2 Sales

Date	Price	Reason	Qual
7/20/2021	\$10	XX	U
7/20/2021	\$242500	FM	Q

(Note: Not to be used on legal documents)

Date created: 1/8/2026
Last Data Uploaded: 1/8/2026 6:19:58 AM

Developed by



Overview



Legend

□ Parcels

— Roads

Flood Map

■ A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.

■ AE - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations (BFE).

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Parcel ID 282 01011
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Taxing District SPALDING COUNTY
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Last 2 Sales			
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7/20/2021	\$10	XX	U
7/20/2021	\$242500	FM	Q

(Note: Not to be used on legal documents)

Date created: 1/8/2026
Last Data Uploaded: 1/8/2026 6:19:58 AM

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01/27/2026 05:48





01/27/2026 05:50



01/27/2026 05:49



**SPALDING COUNTY
BOARD OF TAX ASSESSORS
419 EAST SOLOMON ST.
GRIFFIN, GEORGIA 30223**

PT283A Rev. 2/15

**APPLICATION AND QUESTIONNAIRE FOR CURRENT USE
ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY**

To the Board of Tax Assessors of Spalding County: In accordance with the provisions of O.C.G.A. § 48-5-7.4, I submit this application and the completed questionnaire on the back of this application for consideration of current use assessment on the property described herein. Along with this application, I am submitting the fee of the Clerk of Superior Court for recording such application if approved.

Name of owner (individual(s), family owned farm entity, trust, estate, non-profit conservation organization or club) – The name of each individual and the percentage interest of each must be listed on the back of this application. For special rules concerning Family Farm Entities and the maximum amount of property that may be entered into a covenant, please consult the County Board of Tax Assessors

NAYLOR DEONNA B

Owner's mailing address 1685 SWINT ROAD		City, State, Zip GRIFFIN, GA 30224	Number of acres included in this application. Agricultural Land: _____ Timber Land: _____
Property location (Street, Route, Hwy, etc.) 1685 SWINT RD		City, State, Zip of Property: GRIFFIN, GA 30224	Covenant Acres 0.00 Total Acres 25.62
District 03	Land Lot 072	Sublot & Block	Recorded Deed Book/Page 5358 155
List types of storage and processing buildings:			

AUTHORIZED SIGNATURE

I, the undersigned, do hereby solemnly swear, covenant and agree that all the information contained above, as well as the information provided on the questionnaire, is true and correct to the best of my knowledge and that the above described property qualifies under the ownership and land use provisions of O.C.G.A. § 48-5-7.4. I further swear that I am authorized to sign this application on behalf of the owner(s) making application and that I have shown the percentage interest for each of the individuals having an ownership right to this property on the back of this application form. I am also aware that certain penalty provisions are applicable if the covenant is breached.

Deonna Naylor
Signature of Taxpayer or Taxpayer's Authorized Representative

01/12/2026
Date Application Filed

Signature of Taxpayer or Taxpayer's Authorized Representative
(Please have additional taxpayers sign on reverse side of application)

Sworn to and subscribed before me this 12 day of JAN, 2026
Emily Beth Bernier Notary Public

If denied, Georgia law O.C.G.A. § 48-5-7.4 provides that the applicant may appeal in the same manner as other property appeals are made pursuant to O.C.G.A. § 48-5-311.

FOR TAX ASSESSORS USE ONLY

MAP & PARCEL NUMBER 226 01030F	TAX DISTRICT 03	TAXPAYER ACCOUNT NUMBER 17253	YEAR COVENANT: Begin: Jan 1, 2026 Ends: Dec 31, 2035
If transferred from Preferential Agricultural Assessment, provide date of transfer: _____	If applicable, covenant is a renewal for tax year: Begin: Jan 1, _____ Ends: Dec 31, _____ Pursuant to O.C.G.A. § 48-5-7.4(d) a taxpayer may enter into a renewal contract in the 9th year of a covenant period so that the contract is continued without a lapse for an additional 10 years.		If applicable, covenant is a continuation for tax year: Begin: Jan 1, _____ Ends: Dec 31, _____ If continuing a covenant where part of the property has been transferred, list Original Covenant Map and Parcel Number: _____

Approved: _____ Date: _____

Board of Tax Assessors

Date

Denied: _____ Date: _____ If denied, the County Board of Tax Assessors shall issue a notice to the taxpayer in the same manner as all other notices are issued pursuant to O.C.G.A. Section 48-5-306.

ALL APPLICANTS, other than single titled owners, must list below each individual's name that owns a beneficial interest in the property described in this application, the percentage interest of each, the relationship of each (if the applicant is a family farm entity), and all other information applicable to this application.

Each Person's Name having any beneficial interest in the property described in this application. (If this form does not contain sufficient lines to list all owners, please attach list providing all information requested for each individual.)	Relationship (complete only if application is for a family farm entity)	Percent interest owned in property in <u>this application</u> only	Counties where you own interest in property under other covenants and total acres in other conservation use covenants	Each owner's percent interest owned and number of acres owned by each under other covenants	
Name / Relationship			County	Total Acres	% Interest / No of Acres
Deonna Naylor			100	Stark	

Check Appropriate Ownership Type:

- ☒ One or more natural or naturalized citizens.
- ☐ An estate of which the devisees or heirs are one or more natural or naturalized citizens.
- ☐ A trust of which the beneficiaries are one or more natural or naturalized citizens.
- ☐ A family owned farm entity (e.g., a family corporation, family partnership, family general partnership, family limited partnership, family limited corporation or family limited liability company. Percent (%) of gross income from bona fide conservation uses. _____ (including earnings on investments directly related to past or future bona fide conservation uses, within this state within the year immediately preceding the year in which eligibility is sought (include supporting tax records); provided, however, that in the case of a newly formed family farm entity, an estimate of the income of such entity may be used to determine its eligibility (include supporting estimate records.))
- ☐ Nonprofit conservation organization designated as a 501(c)(3) organization under the Internal Revenue Code. (Provide copy of IRS determination letter/chapter with application.)
- ☐ Bona fide club organized for pleasure, recreation, and other nonprofitable purposes pursuant to Section 501(c)(7) of the Internal Revenue Code. (Provide copy of IRS determination letter/chapter with application.)

Check All Bona fide uses that apply and the percentage use, as they relate to the property described in this application.

- ☐ Raising, harvesting, or storing crops % _____
- ☐ Feeding, breeding, or managing livestock or poultry % _____
- ☐ Producing plants, trees, fowl, or animals (including the production of fish or wildlife) % _____
- ☐ Wildlife habitat of not less than ten (10) acres of wildlife habitat (either in its natural state or under management; no form of commercial fishing or fish production shall be considered a type of agriculture); % _____ (see board of tax assessors for appropriate documentation in accordance with O.C.G.A. Section 48-5-7.4(b)(2))
- ☒ Production of aquaculture, horticulture, floriculture, forestry, dairy, livestock, poultry, and apiarian products % 80
- ☐ Other _____

- ☐ Yes ☒ No Is this property or any portion thereof, currently being leased? (If yes, list the name of the person or entity and briefly explain how the property is being used by the lessee, as well as the percentage of the property leased.)
- ☒ Yes ☐ No Are there other real property improvements located on this property other than the storage and processing buildings listed on the front of this application? If yes, briefly list and describe these real property improvements: house
- ☐ Yes ☒ No Are there any restrictive covenants currently affecting the property described in this application? If yes, please explain.
- ☐ Yes ☒ No Are there any deed restrictions on this property? If yes, please list the restrictions.
- ☒ Yes ☐ No Does the current zoning on this property allow agricultural use? If no, please explain.
- ☐ Yes ☒ No Is there any type business operated on this property? If yes please indicate business name & type of business.

* If this application is for property that is less than 10 acres in size, a taxpayer must submit additional relevant records providing proof of bona fide agricultural use.

* Although not required, the applicant(s) for a property having more than 10 acres may wish to provide additional information to assist the board of assessors in making their determination. This information may include:

(1) Plans or programs for the production of agricultural and timber products, (2) Evidence of participation in a government subsidy program for crops or timber. (3) Receipts that substantiate a bona fide conservation use, such as receipts for feed, equipment, etc. (4) Income tax records, such as copies of a previously filed Federal Schedule F or the appropriate entity return (e.g., Federal Form 1065, 1120, etc.)

* The Board of Tax Assessors can only deny an application if the use of the property does not meet the definition of bona fide agricultural property or if the ownership of the property is not in compliance with O.C.G.A. § 48-5-7.4.

APPLICATION FOR RELEASE OF CURRENT USE ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY

I, the owner of the above described property, having satisfied all applicable taxes and penalties associated with the covenant above, do hereby file this application for release of current use assessment with the county board of tax assessors. Pursuant to O.C.G.A. § 48-5-7.4(w), no fee is required for the clerk of superior court to file and index this release in the real property records of the clerk's office.

Sworn to and subscribed before me

This ____ day of _____, _____

Taxpayer's Authorized Signature

Approved by: Board of Tax Assessors

Notary Public

Date Filed

Date Approved

226 01030F		2026 Spalding County Board of Assessors				1/16/2026 4:53:29 PM Acct # 17253 tlong	
Owner Information		General Property Information				Values	
NAYLOR DEONNA B		SITUS	1685 SWINT RD			Imp Val	338,607
1685 SWINT ROAD		LEGAL	SWINT RD			Acc Val	4,146
GRIFFIN, GA 30224		Tax District	SPALDING COUNTY	GMD	1066	Homestead	S1
		Total Acres	25.62	LL	072	No Covenant	0
		Zoning		LD	03	Acc/Des	3C - 5.668136
		Unit		Return Value		0	
Topography - 1.00		Wetlands - 1.00		Shape - 1.00		Easements - 1.00	
				External - 1.00		Assemblage - 1.00	
						Other - 1.00	
						10001 - 1.00	

SALES INFORMATION

Grantee	Grantor	Date	Deed Book	Plat Book	Saleprice	CS	Mkt Value	Reason
NAYLOR DEONNA B	NAYLOR DEONNA B	10/22/2025	5358 155	12 147		0 A1		0 GF
NAYLOR DEONNA B	ESTATE OF NAYLOR CLARENCE R	09/29/2025	5351 102	12 147		0 V1		0 YS
NAYLOR CLARENCE R &	CREWS LARRY G	02/25/1993	1147 71		130,000 V1			0 FM

LAND INFORMATION

CS	Land Use	Productivity	ACRES	Unit Value	UnAdj Value
A4	Small Parcel	1	3.97	1,000	3,970
A4	Small Parcel	1	0.02	1,000	20
A4	Small Parcel	1	0.64	1,000	640
A4	Small Parcel	1	8.43	1,000	8,430
A4	Small Parcel	1	2.00	1,000	2,000
A4	Small Parcel	1	6.01	1,000	6,010
A4	Small Parcel	1	2.46	1,000	2,460
A4	Small Parcel	1	2.09	1,000	2,090

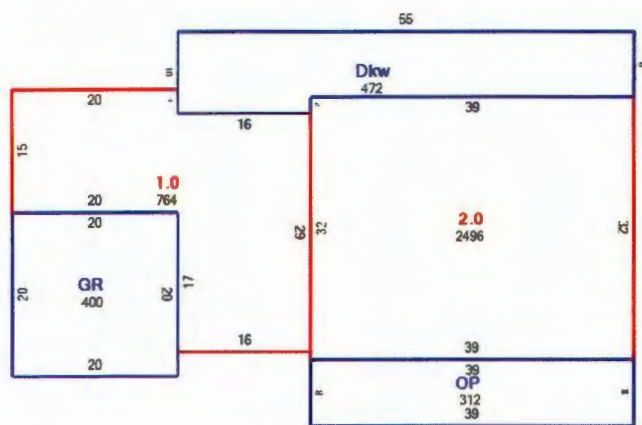
ACCESSORY IMPROVEMENTS - 226 01030F

CS	Descrip	Dim1	Dim2	Units	Year	Grade	Depr	Ovr D	Pcom	Func	Econ	Neigh	IDnits	Value	Photo ?
A6	Barn	30	20	600	1983	1.00	0.20	0.00	1.00	1.00	1.00	1.00	0.00	2636	True
A6	Carport - Prefab	20	20	400	2010	1.00	0.71	0.00	1.00	1.00	1.00	1.00	0.00	648	True
A6	Lean-To	10	30	300	1983	1.00	0.20	0.00	1.00	1.00	1.00	1.00	2.00	862	False

RES IMP - 226 01030F 1685 SWINT RD							
Impr Key	11654	Roof Shape	Gable	Basement / Attic	Squarefoot	Phy Depr	0.60 ✓
Class / Strat	A1	Floor Construction	Wood Joist	Bsmt / Finish	1248 / 0.00	Phy OVR	0.00
Occupancy / Style	One Family	Floor Finish	Carpet/Hdwd/Tile	Attic / Finish	350 / 0.00	Func Obsol	1.00
Rooms	0	Interior Wall	Sheetrock	Bsmt Qual		Econ Obsol	1.00
Bedrooms	0	Interior Ceiling	Sheetrock	Attic Qual	Average	% Complete	1.00
Heated Area	3,260	Heat	Central AC	Grade	1.10 ✓	Neigh Adj	1.07
Story Height	2.0 Story ✓	Plumbing: Std Comp	1	Year Built	1983	CD	1.00
Foundation	Masonry	Plumbing: Extra Fix	6	Eff Year Built	1988 ✓	FMV	338,607
Exterior Wall	Masonite w/Brick ✓	Full Baths	3 ✓	Condition	Average	MAV	0
Roofing	Shingles - Architectural	Half Baths	0	RCN	527,426	OVR FMV	0

Sketch Legend			Other Features					
---------------	--	--	----------------	--	--	--	--	--

Code	Type	Area	CODE TYPE	AREA
1.0	1.0 Story	764	Const 2 sty 1 Box	1
2.0	2.0 Story	1248		
Dkw	Deck - Wood	472		
GR	Garage - Attached	400		
OP	Porch - Open	312		







Overview



Legend

□ Parcels

— Roads

Flood Map

■ A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.

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■ VE: Coastal SFHA with BFE & velocity wave action - Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

■ X: 500 Year Flood - Areas of 0.2% annual chance flood

Parcel ID 226 01030F
Class Code Agricultural
Taxing District SPALDING COUNTY
Acres 25.62

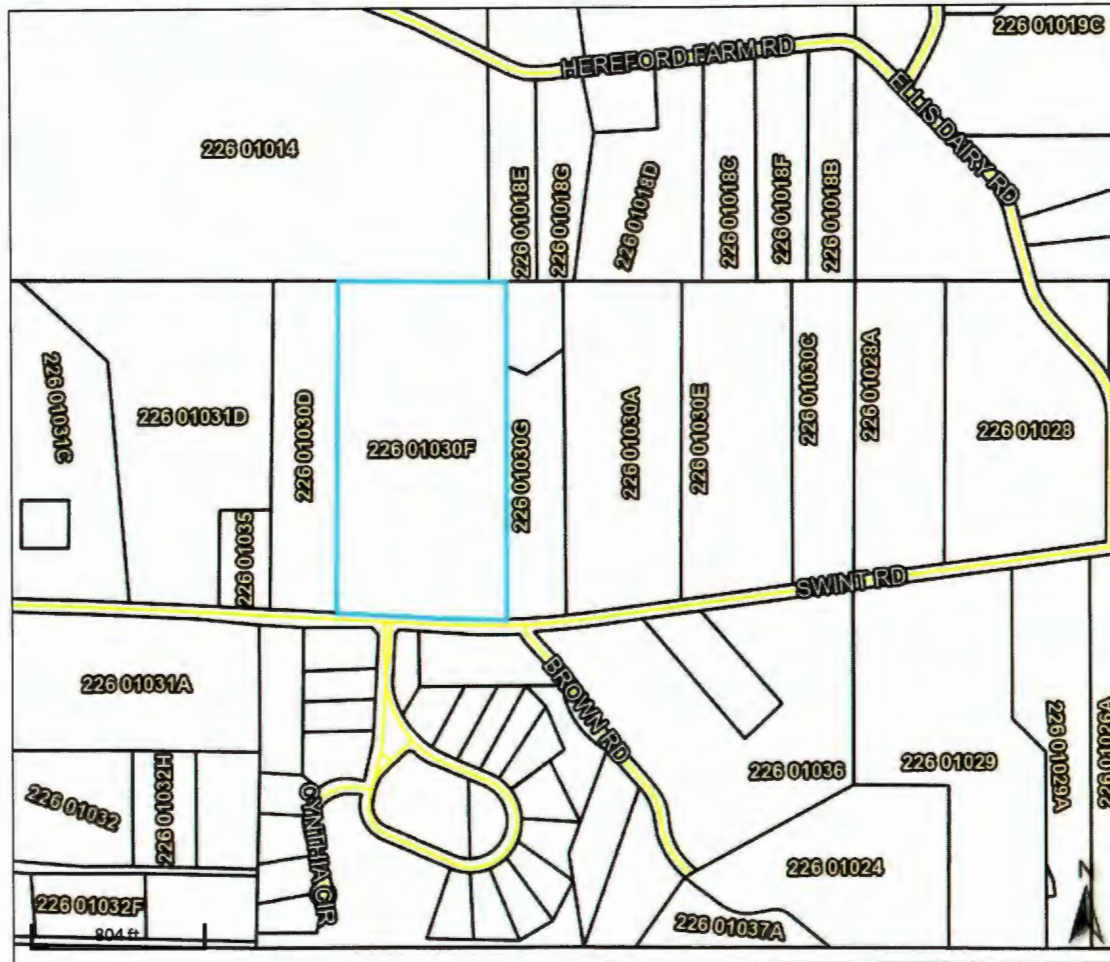
Owner NAYLOR DEONNA B
1685 SWINT ROAD
GRIFFIN, GA 30224
Physical Address 1685 SWINT RD
Assessed Value Value \$487970
Land Value Value \$145217

Last 2 Sales
Date Price Reason Qual
10/22/2025 0 GF U
9/29/2025 0 YS U

(Note: Not to be used on legal documents)

Date created: 1/12/2026
Last Data Uploaded: 1/12/2026 6:16:25 AM

Developed by **SCHNEIDER**
GEO SPATIAL



Overview



Legend

□ Parcels

— Roads

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10/22/2025 0 GF U
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Developed by SCHNEIDER
GEOSPATIAL







2026/01/21





2026/01/21





2026/01/21

Consider the approval of continuation applications for Conservation Use Valuation Assessment. ERIC BLACKMON, 256-01-032, 26.59 ACRES DONNA KING TRUSTEE 276-01-005D, 108.76 ACRES ALEX MARLOW ET AL, 267-01-024, 19.32 ACRES YOBANI REYES-IZAGUIRRE REVOCABLE TRUST, 15.00 ACRES (CONTIGUOUS TO CUVA PARCEL 273-01-001, 155.00 ACRES)

Requesting Agency
Spalding County Tax Assessors

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

ATTACHMENTS:

[CUVA - CONTINUATION - BLACKMON 256-01-032.pdf](#)
[CUVA - CONTINUATION - KING LIVING TRUST.pdf](#)
[CUVA - CONTINUATION - MARLOW 267-01-024.pdf](#)

**SPALDING COUNTY
BOARD OF TAX ASSESSORS
419 EAST SOLOMON ST.
GRIFFIN, GEORGIA 30223**

CONTINUATION

PT283A Rev. 2/15

**APPLICATION AND QUESTIONNAIRE FOR CURRENT USE
ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY**

To the Board of Tax Assessors of Spalding County: In accordance with the provisions of O.C.G.A. § 48-5-7.4, I submit this application and the completed questionnaire on the back of this application for consideration of current use assessment on the property described herein. Along with this application, I am submitting the fee of the Clerk of Superior Court for recording such application if approved.

Name of owner (individual(s), family owned farm entity, trust, estate, non-profit conservation organization or club) – The name of each individual and the percentage interest of each must be listed on the back of this application. For special rules concerning Family Farm Entities and the maximum amount of property that may be entered into a covenant, please consult the County Board of Tax Assessors

BLACKMON ERIC

Owner's mailing address 93 LEIANNE DR		City, State, Zip GRIFFIN, GA 30223	Number of acres included in this application. Agricultural Land: _____ Timber Land: _____
Property location (Street, Route, Hwy, etc.) 20 BALLARD DR		City, State, Zip of Property: GRIFFIN, GA 30223	Covenant Acres 26.59 Total Acres 26.59
District 04	Land Lot 178	Sublot & Block	Recorded Deed Book/Page 5328 700
List types of storage and processing buildings:			

AUTHORIZED SIGNATURE

I, the undersigned, do hereby solemnly swear, covenant and agree that all the information contained above, as well as the information provided on the questionnaire, is true and correct to the best of my knowledge and that the above described property qualifies under the ownership and land use provisions of O.C.G.A. § 48-5-7.4. I further swear that I am authorized to sign this application on behalf of the owner(s) making application and that I have shown the percentage interest for each of the individuals having an ownership right to this property on the back of this application form. I am also aware that certain penalty provisions are applicable if this covenant is breached.

Signature of Taxpayer or Taxpayer's Authorized Representative

Date Application Filed

Signature of Taxpayer or Taxpayer's Authorized Representative

(Please have additional taxpayers sign on reverse side of application)

Sworn to and subscribed before me this 5 day of Jan, 2026

Notary Public

If denied, Georgia law O.C.G.A. § 48-5-7.4 provides that the applicant may appeal in the same manner as other property appeals are made pursuant to O.C.G.A. § 48-5-311.

FOR TAX ASSESSORS USE ONLY

MAP & PARCEL NUMBER 256 01032	TAX DISTRICT 03	TAXPAYER ACCOUNT NUMBER 23074	YEAR COVENANT: Begin: Jan 1, 2026 Ends: Dec 31, 2035
If transferred from Preferential Agricultural Assessment, provide date of transfer: _____	If applicable, covenant is a renewal for tax year: Begin: Jan 1, _____ Ends: Dec 31, _____ Pursuant to O.C.G.A. § 48-5-7.4(d) a taxpayer may enter into a renewal contract in the 9th year of a covenant period so that the contract is continued without a lapse for an additional 10 years.		If applicable, covenant is a continuation for tax year: Begin: Jan 1, 2021 Ends: Dec 31, 2030 If continuing a covenant where part of the property has been transferred, list Original Covenant Map and Parcel Number: _____

Approved: _____ Date: _____

Board of Tax Assessors

Date

Denied: _____ Date: _____ If denied, the County Board of Tax Assessors shall issue a notice to the taxpayer in the same manner as all other notices are issued pursuant to O.C.G.A. Section 48-5-306.

ALL APPLICANTS, other than single titled owners, must list below each individual's name that owns a beneficial interest in the property described in this application, the percentage interest of each, the relationship of each (if the applicant is a family farm entity), and all other information applicable to this application.

Each Person's Name having any beneficial interest in the property described in this application. (If this form does not contain sufficient lines to list all owners, please attach list providing all information requested for each individual.)	Relationship (complete only if application is for a family farm entity)	Percent interest owned in property in this application only	Counties where you own interest in property under other covenants and total acres in other conservation use covenants	Each owner's percent interest owned and number of acres owned by each under other covenants
Name / Relationship		County	Total Acres	% Interest / No of Acres

Check Appropriate Ownership Type:

- ☒ One or more natural or naturalized citizens.
- ☐ An estate of which the devisees or heirs are one or more natural or naturalized citizens.
- ☐ A trust of which the beneficiaries are one or more natural or naturalized citizens.
- ☐ A family owned farm entity (e.g., a family corporation, family partnership, family general partnership, family limited partnership, family limited corporation or family limited liability company. Percent (%) of gross income from bona fide conservation uses. _____ (including earnings on investments directly related to past or future bona fide conservation uses, within this state within the year immediately preceding the year in which eligibility is sought (include supporting tax records); provided, however, that in the case of a newly formed family farm entity, an estimate of the income of such entity may be used to determine its eligibility (include supporting estimate records.)
- ☐ Nonprofit conservation organization designated as a 501(c)(3) organization under the Internal Revenue Code. (Provide copy of IRS determination letter/charter with application.)
- ☐ Bona fide club organized for pleasure, recreation, and other non-profitable purposes pursuant to Section 501(c)(7) of the Internal Revenue Code. (Provide copy of IRS determination letter/charter with application.)

Check All Bona fide uses that apply and the percentage use, as they relate to the property described in this application.

- ☐ Raising, harvesting, or storing crops % _____
- ☐ Feeding, breeding, or managing livestock or poultry % _____
- ☐ Producing plants, trees, fowl, or animals (including the production of fish or wildlife) % _____
- ☒ Wildlife habitat of not less than ten (10) acres of wildlife habitat (either in its natural state or under management; no form of commercial fishing or fish production shall be considered a type of agriculture); % 95 (see board of tax assessors for appropriate documentation in accordance with O.C.G.A. Section 48-5-7.4(b)(2))
- ☐ Production of aquaculture, horticulture, floriculture, forestry, dairy, livestock, poultry, and apiarian products % _____
- ☐ Other _____

- ☐ Yes ☒ No Is this property or any portion thereof, currently being leased? (If yes, list the name of the person or entity and briefly explain how the property is being used by the lessee, as well as the percentage of the property leased.)
- ☐ Yes ☒ No Are there other real property improvements located on this property other than the storage and processing buildings listed on the front of this application? If yes, briefly list and describe these real property improvements.
- ☐ Yes ☒ No Are there any restrictive covenants currently affecting the property described in this application? If yes, please explain.
- ☐ Yes ☒ No Are there any deed restrictions on this property? If yes, please list the restrictions.
- ☒ Yes ☒ No Does the current zoning on this property allow agricultural use? If no, please explain.
- ☐ Yes ☒ No Is there any type business operated on this property? If yes please indicate business name & type of business.

- If this application is for property that is less than 10 acres in size, a taxpayer must submit additional relevant records providing proof of bona fide agricultural use.
- Although not required, the applicant(s) for a property having more than 10 acres may wish to provide additional information to assist the board of assessors in making their determination. This information may include:
- (1) Plans or programs for the production of agricultural and timber products, (2) Evidence of participation in a government subsidy program for crops or timber. (3) Receipts that substantiate a bona fide conservation use, such as receipts for feed, equipment, etc. (4) Income tax records, such as copies of a previously filed Federal Schedule F or the appropriate entity return (e.g., Federal Form 1065, 1120, etc.)
- The Board of Tax Assessors can only deny an application if the use of the property does not meet the definition of bona fide agricultural property or if the ownership of the property is not in compliance with O.C.G.A. § 48-5-7.4.

APPLICATION FOR RELEASE OF CURRENT USE ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY

I, the owner of the above described property, having satisfied all applicable taxes and penalties associated with the covenant above, do hereby file this application for release of current use assessment with the county board of tax assessors. Pursuant to O.C.G.A. § 48-5-7.4(w), no fee is required for the clerk of superior court to file and index this release in the real property records of the clerk's office.

Sworn to and subscribed before me
This ____ day of _____, _____

Taxpayer's Authorized Signature _____

Approved by: Board of Tax Assessors _____

Notary Public _____

Date Filed _____

Date Approved _____

256 01032		2026 Spalding County Board of Assessors				1/20/2026 8:56:59 AM Acct # 23074 tlong	
Owner Information		General Property Information				Values	
BLACKMON ERIC 93 LEIANNE DR GRIFFIN, GA 30223		SITUS	20 BALLARD DR			Imp Val	0
		LEGAL	LT 8 & 9 & PT LT 10 26.59 AC PB 9/422			Acc Val	24,344
		Tax District	SPALDING COUNTY	GMD	1068	Homestead	S0
		Total Acres	26.59	LL	178	CUV 2021	14245
		Zoning	AR-1	LD	04	Acc/Des	5C - 4.647474
		Unit		Return Value	0		
Topography - 1.00		Wetlands - 1.00		Shape - 1.00		Easements - 1.00	
				External - 1.00		Assemblage - 1.00	
						Other - 1.00	
						12660 - 1.00	

SALES INFORMATION

Grantee	Grantor	Date	Deed Book	Plat Book	Saleprice	CS	Mkt Value	Reason
BLACKMON ERIC	PAYTON JR LARRY D & ASHLEY	05/23/2025	5328 700	9 422	950,000	V5		0 MT
PAYTON JR LARRY D & ASHLEY	NEWMAN JIM & NELDA H	08/21/2014	3876 116	9 422	67,200	R5		0 FM
NEWMAN JIM & NELDA	BOWEN SCOTT	08/26/2002	2135 72	9 422	48,000	R1		0 FM

LAND INFORMATION

CS	Land Use	Productivity	ACRES	Unit Value	UnAdj Value
V5	Small Parcel	1	0.36	1,000	360
V5	Small Parcel	1	26.23	1,000	26,230

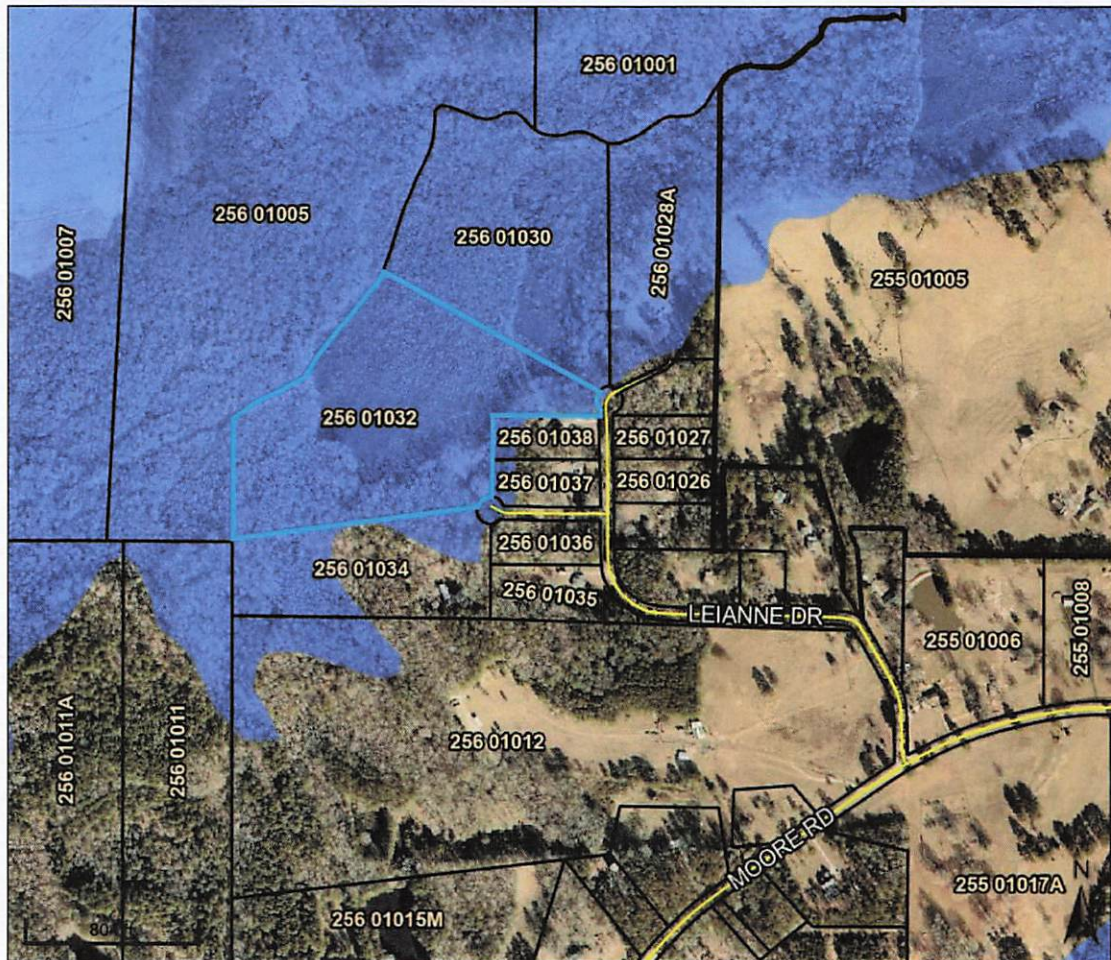
CONSERVATION USE LAND INFORMATION

	Land Use	Productivity	ACRES	Unit Value	Adjustment	Value
	Timberland 93	5	0.36	660	1.00	238
	Timberland 93	7	26.23	534	1.00	14,007

ACCESSORY IMPROVEMENTS - 256 01032

CS	Descrip	Dim1	Dim2	Units	Year	Grade	Depr	Ovr D	Pcom	Func	Econ	Neigh	IDnits	Value	Photo ?
R6	Lean-To	15	19	285	2003	0.00	0.44	0.00	1.00	1.00	1.00	1.00	0.00	1000	True
R1	Shop Equipment Building	30	40	1200	2003	1.10	0.44	0.75	1.00	1.00	1.00	1.00	0.00	23344	True

PERM NUM	PERM TYPE	PERM AMNT	WORKCOST	DATE ISSUE	DATE COMPL	YEAR	CODE	COMMENTS
25501	OUTBUILDING	1,800	0	02/22/2007	08/09/2016			ERECT 26x60 POLE BARN @ 20 BALLARD DR.
22476	STORAGE SHED	4,000	0	09/04/2003	12/31/2003			



Overview



Legend

- Parcels
- Roads

Flood Map

- A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.
- AE - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations (BFE).
- VE: Coastal SFHA with BFE & velocity wave action - Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.
- X: 500 Year Flood - Areas of 0.2% annual chance flood

Parcel ID 256 01032
 Class Code Consv Use
 Taxing District SPALDING COUNTY
 Acres 26.59

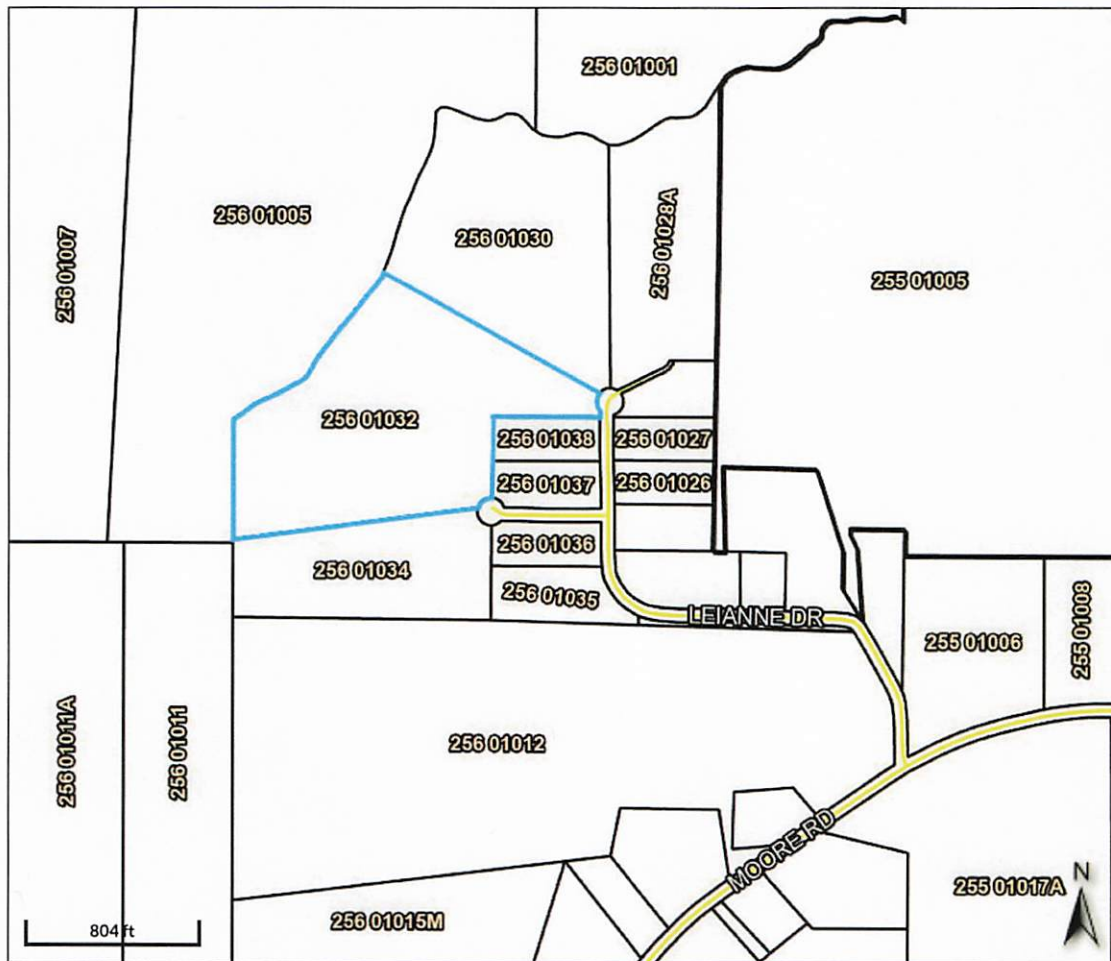
Owner BLACKMON ERIC
 93 LEIANNE DR
 GRIFFIN, GA 30223
 Physical Address 20 BALLARD DR
 Assessed Value Value \$147920
 Land Value Value \$123576

Last 2 Sales			
Date	Price	Reason	Qual
5/23/2025	\$950000	MT	U
8/21/2014	\$67200	FM	Q

(Note: Not to be used on legal documents)

Date created: 1/5/2026
 Last Data Uploaded: 1/5/2026 6:17:41 AM

Developed by  **SCHNEIDER**
 GEOSPATIAL



Overview



Legend

- Parcels
- Roads

Parcel ID 256 01032
 Class Code Consv Use
 Taxing District SPALDING COUNTY
 Acres 26.59

Owner BLACKMON ERIC
 93 LEIANNE DR
 GRIFFIN, GA 30223
 Physical Address 20 BALLARD DR
 Assessed Value Value \$147920
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Last 2 Sales			
Date	Price	Reason	Qual
5/23/2025	\$950000	MT	U
8/21/2014	\$67200	FM	Q

(Note: Not to be used on legal documents)

Date created: 1/5/2026
 Last Data Uploaded: 1/5/2026 6:17:41 AM

Developed by  **SCHNEIDER**
 GEOSPATIAL



Workspaces ▾



256 01032



© All Eagleview Technology Corporation

01/09/2025

A photograph of a forest clearing. In the foreground, there is a grassy field with patches of brown and green vegetation. Long, dark shadows of trees are cast across the field from the right. The middle ground is filled with a dense stand of tall, thin, bare trees, likely deciduous, reaching towards a clear blue sky. A few trees in the center have some remaining orange-brown leaves. The background shows a distant line of trees under the same sky.

01/27/2026 04:09



01/27/2026 04:09

A photograph of a forest floor covered in fallen leaves and tree trunks. The scene is captured from a low angle, looking down a path or clearing. The ground is covered in a thick layer of dry, brown and orange leaves. Several tall, slender tree trunks are visible, casting long shadows across the leaf-covered ground. The background shows more trees and a clear blue sky.

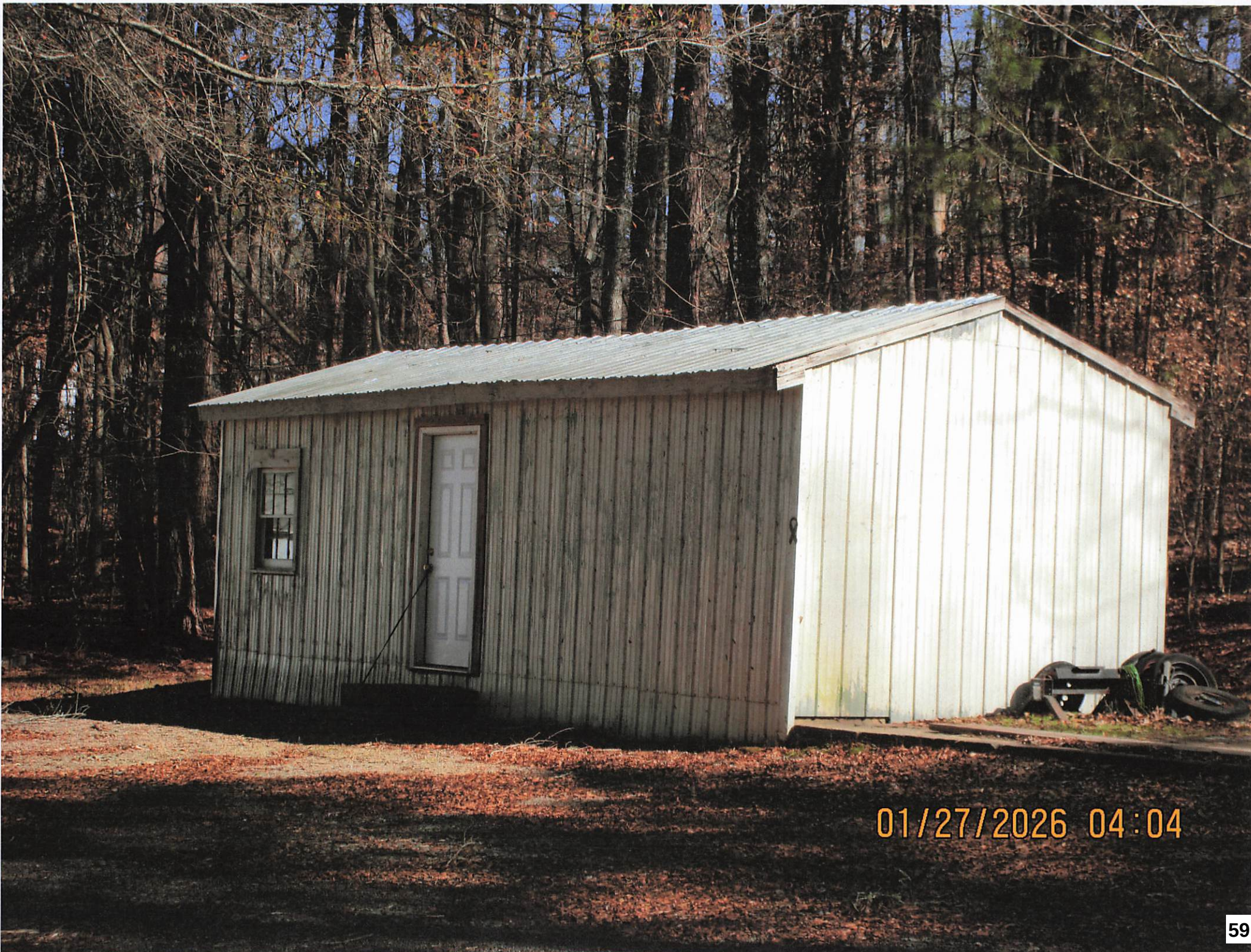
01/27/2026 04:09



01/27/2026 04:11



01/27/2026 04:04



01/27/2026 04:04



01/27/2026 04:11

SPALDING COUNTY
BOARD OF TAX ASSESSORS
419 EAST SOLOMON ST.
GRIFFIN, GEORGIA 30223

CONTINUATION

P1283A Rev. 2/15

APPLICATION AND QUESTIONNAIRE FOR CURRENT USE
ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY

To the Board of Tax Assessors of Spalding County: In accordance with the provisions of O.C.G.A. § 48-5-7.4, I submit this application and the completed questionnaire on the back of this application for consideration of current use assessment on the property described herein. Along with this application, I am submitting the fee of the Clerk of Superior Court for recording such application if approved.

Name of owner (individual(s), family owned farm entity, trust, estate, non-profit conservation organization or club) - The name of each individual and the percentage interest of each must be listed on the back of this application. For special rules concerning Family Farm Entities and the maximum amount of property that may be entered into a covenant, please consult the County Board of Tax Assessors.

KING DONNA MARIE TRUSTEE

Owner's mailing address		974 BETHANY RD		City, State, Zip		WILLIAMSON, GA 30292		Agricultural Land:		Timber Land:		Number of acres included in this application.	
Property location (Street, Route, Hwy, etc.)		974 BETHANY RD		City, State, Zip of Property:		GRIFFIN, GA 30224		Covenant Acres		106.76		Total Acres	
District		Land Lot		Sublot & Block		Recorded Deed Book/Page		List types of storage and processing buildings:					
01		007				000 04							

AUTHORIZED SIGNATURE

I, the undersigned, do hereby solemnly swear, covenant and agree that all the information contained above, as well as the information provided on the questionnaire, is true and correct to the best of my knowledge and that the above described property qualifies under the ownership and land use provisions of O.C.G.A. § 48-5-7.4. I further swear that I am authorized to sign this application on behalf of the owner(s) making application and that I have shown the percentage interest for each of the individuals having an ownership right to this property on the back of this application form. I am also aware that certain penalty provisions are applicable if this covenant is breached.

Signature of Taxpayer or Taxpayer's Authorized Representative

Date Application Filed

Lisa T Sanders

NOTARY PUBLIC

Sworn to and subscribed before me this

day of

SPALDING COUNTY, GEORGIA

My Commission Expires

08/28/2028

48-5-311.

(Please have additional taxpayers sign on reverse side of application)

Signature of Taxpayer or Taxpayer's Authorized Representative

FOR TAX ASSESSORS USE ONLY

MAP & PARCEL NUMBER	276 01005D	TAX DISTRICT	03	TAXPAYER ACCOUNT NUMBER	27759	YEAR COVENANT:	Begin: Jan 1, 2026 Ends: Dec 31, 2035
If transferred from Preferential Agricultural Assessment, provide date of transfer:		If applicable, covenant is a renewal for tax year:		If applicable, covenant is a continuation for tax year:		If continuing a covenant where part of the property has been transferred, list Original Covenant Map and Parcel Number:	
Pursuant to O.C.G.A. § 48-5-7.4(d) a taxpayer may enter into a renewal contract in the 9th year of a covenant period so that the contract is continued without a lapse for an additional 10 years.		Begin: Jan 1, 2019 Ends: Dec 31, 2028		Year:		Begin: Jan 1, 2019 Ends: Dec 31, 2028	

Approved: _____ Date: _____

Board of Tax Assessors

Date

Denied: _____ Date: _____ If denied, the County Board of Tax Assessors shall issue a notice to the taxpayer in the same manner as all other notices are issued pursuant to O.C.G.A. Section 48-5-306.

ALL APPLICANTS, other than single titled owners, must list below each individual's name that owns a beneficial interest in the property described in this application, the percentage interest of each (if the applicant is a family farm entity), and all other information applicable to this application.

Each Person's Name having any beneficial interest in the property described in this application. (If this form does not contain sufficient lines to list all owners, please attach list providing all information requested for each individual.)	Relationship (complete only if application is for a family farm entity)	Percent interest owned in property in this application only	Counties where you own interest in property under other covenants and total acres in other conservation use covenants	Each owner's percent interest owned and number of acres owned by each under other covenants

Check Appropriate Ownership Type:

☐ One or more natural or naturalized citizens.

☐ An estate of which the devisees or heirs are one or more natural or naturalized citizens.

☒ A trust of which the beneficiaries are one or more natural or naturalized citizens.

☐ A family owned farm entity (e.g., a family corporation, family partnership, family limited partnership, family limited corporation or family limited liability company. Percent (%) of gross income from bona fide conservation uses. (including earnings on investments directly related to past or future bona fide conservation uses, within this state within the year immediately preceding the year in which eligibility is sought (include supporting tax records); provided, however, that in the case of a newly formed family farm entity, an estimate of the income of such entity may be used to determine its eligibility (include supporting estimate records).)

☐ Nonprofit conservation organization designated as a 501(c)(3) organization under the Internal Revenue Code. (Provide copy of IRS determination letter/charter with application.)

☐ Bona fide club organized for pleasure, recreation, and other nonprofitable purposes pursuant to Section 501(c)(7) of the Internal Revenue Code. (Provide copy of IRS determination letter/charter with application.)

Check All Bona fide uses that apply and the percentage use, as they relate to the property described in this application.

☒ Raising, harvesting, or storing crops % 100

☒ Feeding, breeding, or managing livestock or poultry % 100

☐ Producing plants, trees, fowl, or animals (including the production of fish or wildlife) % _____

☐ Wildlife habitat of not less than ten (10) acres of wildlife habitat (either in its natural state or under management; no form of commercial fishing or fish production shall be considered a type of agriculture); % _____ (see board of tax assessors for appropriate documentation in accordance with O.C.G.A. Section 48-5-7.4(b)(2))

☐ Production of aquaculture, horticulture, floriculture, forestry, dairy, livestock, poultry, and apiarian products % _____

☐ Other _____

☒ Yes	☒ No	Is this property or any portion thereof, currently being leased? (If yes, list the name of the person or entity and briefly explain how the property is being used by the lessee, as well as the percentage of the property leased.)
☒ Yes	☒ No	Are there other real property improvements located on this property other than the storage and processing buildings listed on the front of this application? If yes, briefly list and describe these real property improvements.
☒ Yes	☒ No	Are there any restrictive covenants currently affecting the property described in this application? If yes, please explain.
☒ Yes	☒ No	Are there any deed restrictions on this property? If yes, please list the restrictions.
☒ Yes	☒ No	Does the current zoning on this property allow agricultural use? If no, please explain.
☒ Yes	☒ No	Is there any type business operated on this property? If yes please indicate business name & type of business.

• If this application is for property that is less than 10 acres in size, a taxpayer must submit additional relevant records providing proof of bona fide agricultural use. Although not required, the applicant(s) for a property having more than 10 acres may wish to provide additional information to assist the board of assessors in making their determination. This information may include:

(1) Plans or programs for the production of agricultural and timber products. (2) Evidence of participation in a government subsidy program for crops or timber. (3) Receipts that substantiate a bona fide conservation use, such as receipts for feed, equipment, etc. (4) Income tax records, such as copies of a previously filed Federal Schedule F or the appropriate entity return (e.g., Federal Form 1065, 1120, etc.)

• The Board of Tax Assessors can only deny an application if the use of the property does not meet the definition of bona fide agricultural property or if the ownership of the property is not in compliance with O.C.G.A. § 48-5-7.4.

APPLICATION FOR RELEASE OF CURRENT USE ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY

I, the owner of the above described property, having satisfied all applicable taxes and penalties associated with the covenant above, do hereby file this application for release of current use assessment with the county board of tax assessors. Pursuant to O.C.G.A. § 48-5-7.4(w), no fee is required for the clerk of superior court to file and index this release in the real property records of the clerk's office.

Sworn to and subscribed before me _____ day of _____, _____

Notary Public _____

Date Filed _____

Date Approved _____

Taxpayer's Authorized Signature _____

Approved by: Board of Tax Assessors _____

276 01005D

Review: 2/27/2019 by ROBBY WILLIAMS/HEATHER HEADLEY

276 01005D										2026 Spalding County Board of Assessors										1/20/2026 8:40:58 AM Acct # 27759 tlong									
Owner Information										General Property Information										Values									
KING DONNA MARIE TRUSTEE 974 BETHANY RD WILLIAMSON, GA 30292										SITUS		974 BETHANY RD								Imp Val		338,848							
										LEGAL		BETHANY RD								Acc Val		45,864							
										Tax District		SPALDING COUNTY								Land Val		519,862							
										Total Acres		108.76								Total Value		904,574							
										Zoning		LD								93886		2025 : 904,574							
												01								5C - 1.040782		2023 : 863,009							
										Return Value		0																	

Grantee	Grantor	Date	Deed Book	Plat Book	Saleprice	CS	Mkt Value	Reason
---------	---------	------	-----------	-----------	-----------	----	-----------	--------

KING DONNA MARIE TRUSTEE	LOPES DONNA M	07/10/2025	5338	64	21	207	0 V1	0 GF
LOPES DONNA M	LOPES RAYMOND S	03/09/2011	3591	4			0 V5	0 QC
LOPES DONNA M	LOPES RAYMOND S	03/09/2011	3591	4	21	207	0 A1	0 QC

LAND INFORMATION				
CS	Land Use	Productivity	ACRES	Unit Value
				UnAdj Value

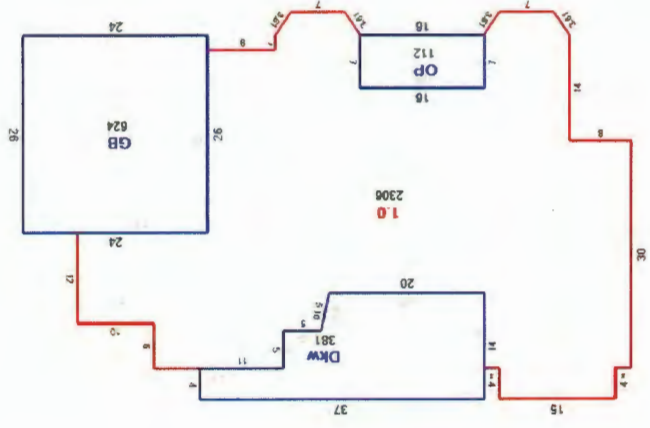
A5	CUVA Res	4	2.00	5,000	10,000
V5	Open Land	4	72.45	5,030	364,424
V5	Open Land	5	11.01	4,350	47,894
V5	Open Land	6	0.27	3,670	991
V5	Open Land	9	0.47	1,900	893
V5	Woodland	3	10.58	3,810	40,310
V5	Woodland	5	0.66	3,540	2,336
V5	Woodland	7	1.31	2,720	3,563
V5	Woodland	8	5.09	2,440	12,420
V5	Open Land	7	4.39	3,270	14,355
V5	Open Land	5	0.53	4,350	2,306

CONSERVATION USE LAND INFORMATION					
Land Use	Productivity	ACRES	Unit Value	Adjustment	Value
Agland 93	4	69.69	950	1.00	66,206
Agland 93	5	10.50	834	1.00	8,757

ACCESSORY IMPROVEMENTS - 276 01005D													
CS	Descrip	Dim1	Dim2	Units	Year	Grade	Depr	Over D	Pcom	Func	Econ	Neigh	IDnits
	Timberland 93	3		16.14		828		1.00					13,364
	Timberland 93	8		4.81		462		1.00					2,222
	Timberland 93	7		2.58		534		1.00					1,378
	Timberland 93	5		1.11		660		1.00					733
	Timberland 93	2		0.73		913		1.00					666
	Agland 93	9		0.75		332		1.00					249
	Agland 93	6		0.45		692		1.00					311
PERM NUM	PERM TYPE	PERM AMNT	WORKCOST	DATE ISSUE	DATE COMPL	YEAR	CODE	COMMENTS					
A6	Farm Utility Building	✓40	2000	1994	1.00	0.71	1.00	1.00	1.00	1.00	1.00	1.00	17,551 True
A1	Garage - Detached	✓16	28	448	1994	1.10	0.56	1.00	1.00	1.00	1.00	1.00	9910 True
A6	Shed Farm/Utility (3 Sides)	✓16	48	768	1995	1.00	0.71	1.00	1.00	1.00	1.00	1.00	3787 True
A6	Shed Farm/Utility (3 Sides)	✓32	26	832	1996	1.00	0.71	1.00	1.00	1.00	1.00	1.00	4102 True
A1	Shop Equipment Building	✓30	20	600	1997	1.10	0.64	1.00	1.00	1.00	1.00	1.00	10514 True
24407	OUTBUILDING	4,000	0	09/19/2005	12/19/2006			DRIVE BY INSPECTION ON 12.19.2006 FOUND BARN COMPLETE HOWEVER THIS UNIT WAS NOT MEASURED AND WINGAP WAS NOT UPDATED.					
21702	ADDITION	4,000	0	03/18/2002	12/31/2002			ADDING STORAGE AREA					

Sketch Legend		Other Features					
Impr Key	17536	Roof Shape	Hip	Basement / Attic	Squarefoot	Phy Depr	0.71
Class / Strat	A1	Floor Construction	Wood Joist	Bsm't / Finish	0 / 0.00	Phy OVR	0.00
Occupancy / Style	One Family	Floor Finish	Carpet/Hwd/Tile	Attic / Finish	364 / 1.00	Func Obsol	1.00
Rooms	0	Interior Wall	Sheetrock	Bsm't Qual		Econ Obsol	1.00
Bedrooms	0	Interior Ceiling	Sheetrock	Attic Qual	Average	% Complete	1.00
Heated Area	2,670	Heat	Central AC	Grade	1.25	Neigh Adj	1.07
Story Height	1 Story	Plumbing:Std Comp	1	Year Built	1994	CD	1.00
Foundation	Masonry	Plumbing: Extra Fix	7	Eff Year Built	1994	FMV	338,848
Exterior Wall	Vinyl Siding	Full Baths	2	Condition	Average	MAV	0
Roofing	Shingles - Architectural	Half Baths	1	RCN	446,029	OVR FMV	0

Code	Type	Area
1.0	1.0 Story	2306
GB	Garage - Built In	624
OP	Porch - Open	112
Dkw	Deck - Wood	380



2015: Grade increased from 110 to 130 to be in line with similar properties per 2013 BOE hearing - JM

2026/01/21





Legend



Flood Map

A - 100 Year Flood

Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.

AE - 100 Year Flood

Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.

VE: Coastal SFHA

Elevations (BFE) with Base Flood detailed methods Determined by base flood.

with BFE & velocity wave action - Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

X: 500 Year Flood - Areas of 0.2% annual chance flood

annual chance flood



annual chance flood

Areas of 0.2% annual chance flood

X: 500 Year Flood - Areas of 0.2% annual chance flood

annual chance flood

Areas of 0.2% annual chance flood

X: 500 Year Flood - Areas of 0.2% annual chance flood

annual chance flood

Areas of 0.2% annual chance flood

X: 500 Year Flood - Areas of 0.2% annual chance flood

annual chance flood

Areas of 0.2% annual chance flood

X: 500 Year Flood - Areas of 0.2% annual chance flood

annual chance flood

Areas of 0.2% annual chance flood

X: 500 Year Flood - Areas of 0.2% annual chance flood

annual chance flood

Parcel ID 276 01005D
Class Code Cons Use
Taxing District SPALDING COUNTY
Acres 108.76

Owner KING DONNA MARIE TRUSTEE
Physical Address 974 BETHANY RD
WILLIAMSON, GA 30292
Assessed Value Value \$904574
Land Value Value \$519862

Last 2 Sales
Date 7/10/2025 0
Price 0
Reason QC
Qual U

(Note: Not to be used on legal documents)





map: Auto (Oblique) * Dates: Latest * < Image 2 of 3 > 01/28/2025

Workspaces ▾



CONNECTEXPLORER™



map: Auto (Oblique) * Dates: Latest * < Image 1 of 10 > 01/29/2025

2026/01/21



2026/01/21



2026/01/21



2026/01/21



2026/01/21





2026/01/21



2020/01/21



2026/01/21



2026/01/21



**SPALDING COUNTY
BOARD OF TAX ASSESSORS
419 EAST SOLOMON ST.
GRIFFIN, GEORGIA 30223**

CONTINUATION

PT283A Rev. 2/15

**APPLICATION AND QUESTIONNAIRE FOR CURRENT USE
ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY**

To the Board of Tax Assessors of Spalding County: In accordance with the provisions of O.C.G.A. § 48-5-7.4, I submit this application and the completed questionnaire on the back of this application for consideration of current use assessment on the property described herein. Along with this application, I am submitting the fee of the Clerk of Superior Court for recording such application if approved.

Name of owner (individual(s), family owned farm entity, trust, estate, non-profit conservation organization or club) – The name of each individual and the percentage interest of each must be listed on the back of this application. For special rules concerning Family Farm Entities and the maximum amount of property that may be entered into a covenant, please consult the County Board of Tax Assessors

MARLOW ALEX ET AL

Owner's mailing address 100 BEASLEY ROAD		City, State, Zip GRIFFIN, GA 30223		Number of acres included in this application. Agricultural Land: _____ Timber Land: _____	
Property location (Street, Route, Hwy, etc.) 100 BEASLEY RD		City, State, Zip of Property: GRIFFIN, GA 30223		Covenant Acres Total Acres 19.32	
District 03	Land Lot 030	Sublot & Block	Recorded Deed Book/Page 5304 21	List types of storage and processing buildings:	

AUTHORIZED SIGNATURE

I, the undersigned, do hereby solemnly swear, covenant and agree that all the information contained above, as well as the information provided on the questionnaire, is true and correct to the best of my knowledge and that the above described property qualifies under the ownership and land use provisions of O.C.G.A. § 48-5-7.4. I further swear that I am authorized to sign this application on behalf of the owner(s) making application and that I have shown the percentage interest for each of the individuals having an ownership right to this property on the back of this application form. I am also aware that certain penalty provisions are applicable if this covenant is breached.

Signature of Taxpayer or Taxpayer's Authorized Representative
[Signature]



Notary Public of Georgia
County of Spalding
Exp. August 28th, 2029
Sworn to and subscribed before me this 10 day of Jan, 2026

Date Application Filed

Signature of Taxpayer or Taxpayer's Authorized Representative
(Please have additional taxpayers sign on reverse side of application)

[Signature] Notary Public

If denied, Georgia law O.C.G.A. § 48-5-7.4 provides that the applicant may appeal in the same manner as other property appeals are made pursuant to O.C.G.A. § 48-5-311.

FOR TAX ASSESSORS USE ONLY

MAP & PARCEL NUMBER 267 01024	TAX DISTRICT 03	TAXPAYER ACCOUNT NUMBER 29372	YEAR COVENANT: Begin: Jan 1, 2026 Ends: Dec 31, 2035
If transferred from Preferential Agricultural Assessment, provide date of transfer: _____	If applicable, covenant is a renewal for tax year: Begin: Jan 1, _____ Ends: Dec 31, _____ Pursuant to O.C.G.A. § 48-5-7.4(d) a taxpayer may enter into a renewal contract in the 9th year of a covenant period so that the contract is continued without a lapse for an additional 10 years.		If applicable, covenant is a continuation for tax year: Begin: Jan 1, 2022 Ends: Dec 31, 2031 If continuing a covenant where part of the property has been transferred, list Original Covenant Map and Parcel Number: _____

Approved: _____ Date: _____

Board of Tax Assessors

Date

Denied: _____ Date: _____ If denied, the County Board of Tax Assessors shall issue a notice to the taxpayer in the same manner as all other notices are issued pursuant to O.C.G.A. Section 48-5-306.

ALL APPLICANTS, other than single titled owners, must list below each individual's name that owns a beneficial interest in the property described in this application, the percentage interest of each, the relationship of each (if the applicant is a family farm entity), and all other information applicable to this application.

Each Person's Name having any beneficial interest in the property described in this application. (If this form does not contain sufficient lines to list all owners, please attach list providing all information requested for each individual.)	Relationship (complete only if application is for a family farm entity)	Percent interest owned in property in <u>this application</u> <u>only</u>	Counties where you own interest in property under other covenants and total acres in other conservation use covenants	Each owner's percent interest owned and number of acres owned by each under other covenants	
Name / Relationship			County	Total Acres	% Interest / No of Acres
Alex Marlow		37.5	ND	ND	ND
Kathleen Marlow		37.5	ND	ND	ND
Nick Marlow		12.5	ND	ND	ND
Cuson Marlow		12.5	ND	ND	ND

Check Appropriate Ownership Type:

- ☒ One or more natural or naturalized citizens.
- ☐ An estate of which the devisees or heirs are one or more natural or naturalized citizens.
- ☐ A trust of which the beneficiaries are one or more natural or naturalized citizens.
- ☐ A family owned farm entity (e.g., a family corporation, family partnership, family general partnership, family limited partnership, family limited corporation or family limited liability company. Percent (%) of gross income from bona fide conservation uses. _____ (including earnings on investments directly related to past or future bona fide conservation uses, within this state within the year immediately preceding the year in which eligibility is sought (include supporting tax records); provided, however, that in the case of a newly formed family farm entity, an estimate of the income of such entity may be used to determine its eligibility (include supporting estimate records.)
- ☐ Nonprofit conservation organization designated as a 501(c)(3) organization under the Internal Revenue Code. (Provide copy of IRS determination letter/charter with application.)
- ☐ Bona fide club organized for pleasure, recreation, and other non-profitable purposes pursuant to Section 501(c)(7) of the Internal Revenue Code. (Provide copy of IRS determination letter/charter with application.)

Check All Bona fide uses that apply and the percentage use, as they relate to the property described in this application.

- ☐ Raising, harvesting, or storing crops % _____
- ☐ Feeding, breeding, or managing livestock or poultry % _____
- ☐ Producing plants, trees, fowl, or animals (including the production of fish or wildlife) % _____
- ☒ Wildlife habitat of not less than ten (10) acres of wildlife habitat (either in its natural state or under management; no form of commercial fishing or fish production shall be considered a type of agriculture); % 100 (see board of tax assessors for appropriate documentation in accordance with O.C.G.A. Section 48-5-7.4(b)(2))
- ☐ Production of aquaculture, horticulture, floriculture, forestry, dairy, livestock, poultry, and apian products % _____
- ☐ Other _____

- ☐ Yes ☒ No Is this property or any portion thereof, currently being leased? (If yes, list the name of the person or entity and briefly explain how the property is being used by the lessee, as well as the percentage of the property leased.)
- ☐ Yes ☒ No Are there other real property improvements located on this property other than the storage and processing buildings listed on the front of this application? If yes, briefly list and describe these real property improvements.
- ☐ Yes ☒ No Are there any restrictive covenants currently affecting the property described in this application? If yes, please explain.
- ☐ Yes ☒ No Are there any deed restrictions on this property? If yes, please list the restrictions.
- ☒ Yes ☐ No Does the current zoning on this property allow agricultural use? If no, please explain.
- ☐ Yes ☒ No Is there any type business operated on this property? If yes please indicate business name & type of business.

• If this application is for property that is less than 10 acres in size, a taxpayer must submit additional relevant records providing proof of bona fide agricultural use.

• Although not required, the applicant(s) for a property having more than 10 acres may wish to provide additional information to assist the board of assessors in making their determination. This information may include:

(1) Plans or programs for the production of agricultural and timber products, (2) Evidence of participation in a government subsidy program for crops or timber. (3) Receipts that substantiate a bona fide conservation use, such as receipts for feed, equipment, etc. (4) Income tax records, such as copies of a previously filed Federal Schedule F or the appropriate entity return (e.g., Federal Form 1065, 1120, etc.)

• The Board of Tax Assessors can only deny an application if the use of the property does not meet the definition of bona fide agricultural property or if the ownership of the property is not in compliance with O.C.G.A. § 48-5-7.4.

APPLICATION FOR RELEASE OF CURRENT USE ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY

I, the owner of the above described property, having satisfied all applicable taxes and penalties associated with the covenant above, do hereby file this application for release of current use assessment with the county board of tax assessors. Pursuant to O.C.G.A. § 48-5-7.4(w), no fee is required for the clerk of superior court to file and index this release in the real property records of the clerk's office.

Sworn to and subscribed before me
This ____ day of _____, _____

Taxpayer's Authorized Signature

Approved by: Board of Tax Assessors

Notary Public

Date Filed

Date Approved

267 01024				2026 Spalding County Board of Assessors						1/16/2026 4:56:28 PM Acct # 29372 tlong					
Owner Information				General Property Information						Values					
MARLOW ALEX ET AL 100 BEASLEY ROAD GRIFFIN, GA 30223				SITUS		100 BEASLEY RD				Imp Val		649,927			
				LEGAL		TR 1 - 14.33 AC - PB 28/179 BEASLEY RD				Acc Val		84,474			
				Tax District		SPALDING COUNTY		GMD		1068		Homestead		S0	
				Total Acres		19.32		LL		030		CUV 2022		11797	
				Zoning		R2		LD		03		Acc/Des		4A - 6.161656	
				Unit				Return Value		0					
Topography - 1.00		Wetlands - 1.00		Shape - 1.00		Easements - 1.00		External - 1.00		Assemblage - 1.00		Other - 1.00		12678 - 1.00	

SALES INFORMATION

Grantee	Grantor	Date	Deed Book	Plat Book	Saleprice	CS	Mkt Value	Reason
MARLOW ALEX ET AL	MARLOW ALEX & KAELENE	01/08/2025	5304 42	26 629		0 V1		0 GF
MARLOW ALEX & KAELENE	MCINTYRE SHANE	01/08/2025	5304 21	26 629	900,000	V1		0 FM
MCINTYRE SHANE	UNITED BANK AS CUST THOMAS F	08/18/2017	4210 95	26 629	50,660	A5		0 LM

LAND INFORMATION

CS	Land Use	Productivity	ACRES	Unit Value	UnAdj Value
V4	Small Parcel	1	5.84	1,000	5,840
V4	Small Parcel	1	0.86	1,000	860
V4	Small Parcel	1	5.63	1,000	5,630
A4	CUVA Res	1	2.00	5,000	10,000
V4	Small Parcel	1	4.99	1,000	4,990

CONSERVATION USE LAND INFORMATION

	Land Use	Productivity	ACRES	Unit Value	Adjustment	Value
	Timberland 93	2	5.84	913	1.00	5,332
	Timberland 93	7	0.61	534	1.00	326
	Timberland 93	8	5.63	462	1.00	2,601
	Timberland 93	6	0.25	614	1.00	154

ACCESSORY IMPROVEMENTS - 267 01024

CS	Descrip	Dim1	Dim2	Units	Year	Grade	Depr	Ovr D	Pcom	Func	Econ	Neigh	IDnits	Value	Photo ?
A1	Custom Patio A	20	20	400	2020	1.50	0.98	0.00	1.00	1.00	1.00	1.00	0.00	28195	True
A6	Garage - Detached	20	30	600	2017	1.20	0.93	0.00	1.00	1.00	1.00	1.00	0.00	22843	True

ACCESSORY IMPROVEMENTS - 267 01024															
CS	Descrip	Dim1	Dim2	Units	Year	Grade	Depr	Ovr D	Pcom	Func	Econ	Neigh	IDnits	Value	Photo ?
A6	Lean-To	10	30	300	2017	1.00	0.93	0.00	1.00	1.00	1.00	1.00	2.00	4012	True
A6	Paving: Concrete < 3,000 SF	0	0	720	2018	1.00	0.95	0.00	1.00	1.00	1.00	1.00	0.00	4113	False
A1	Swimming Pool - Fiberglass	16	40	640	2018	1.50	0.98	0.00	1.00	1.00	1.00	1.00	1.00	25311	True

PERM NUM	PERM TYPE	PERM AMNT	WORKCOST	DATE ISSUE	DATE COMPL	YEAR	CODE	COMMENTS
30438	POOL	526	59,000	02/06/2018	09/28/2018	2018		2018 - INSTALL IN-GROUND POOL 40 X 16; ODD SHAPE; FIBERGLASS
30374	SINGLE FAMILY	795	120,000	12/15/2017	09/18/2018	2018		2018 - NEW SF - FOUNDATION - SLAB; IW - DRYWALL; ATTIC - UNF; FLOOR - CTH; FP - INSERT; ROOF - GABLE, SHINGLES; EW - HARDBOARD; FIX - 20
30268	SINGLE FAMILY	949	170,000	10/09/2017	01/11/2018	2018		2018: NEW CONSTRUCTION

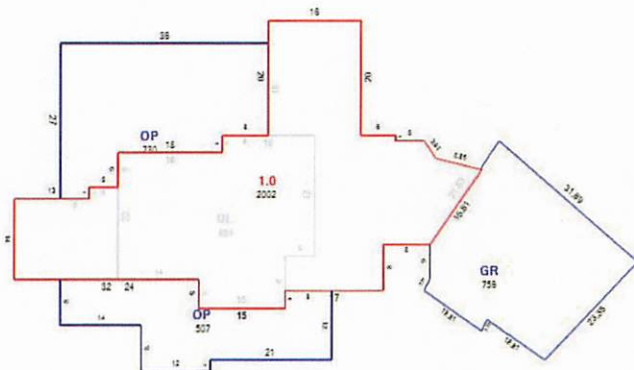
RES IMP - 267 01024 100 BEASLEY RD							
Impr Key	16536187	Roof Shape	Gable	Basement / Attic	Squarefoot	Phy Depr	0.98
Class / Strat	A1	Floor Construction	Reinf Conc Slab	Bsmt / Finish	0 / 0.00	Phy OVR	0.00
Occupancy / Style	One Family	Floor Finish	Carpet/Hdwd/Tile	Attic / Finish	480 / 1.00	Func Obsol	1.00
Rooms	0	Interior Wall	Sheetrock	Bsmt Qual		Econ Obsol	1.00
Bedrooms	0	Interior Ceiling	Sheetrock	Attic Qual		% Complete	1.00
Heated Area	3,333	Heat	Central AC	Grade	1.50	Neigh Adj	0.85
Story Height	1 Story	Plumbing:Std Comp	1	Year Built	2017	CD	1.10
Foundation	Slab	Plumbing: Extra Fix	8	Eff Year Built	2017	FMV	649,927
Exterior Wall	Hardie Board w/Stone	Full Baths	3	Condition	Average	MAV	0
Roofing	Shingles - Architectural	Half Baths	0	RCN	709,295	OVR FMV	0

Sketch Legend			Other Features				
---------------	--	--	----------------	--	--	--	--

Code	Type	Area	CODE TYPE	AREA
UL	2nd Level	851	Const 2 sty 1 Box	1
OP	Porch - Open	730		
OP	Porch - Open	507		
GR	Garage - Attached	759		
1.0	1.0 Story	2002		

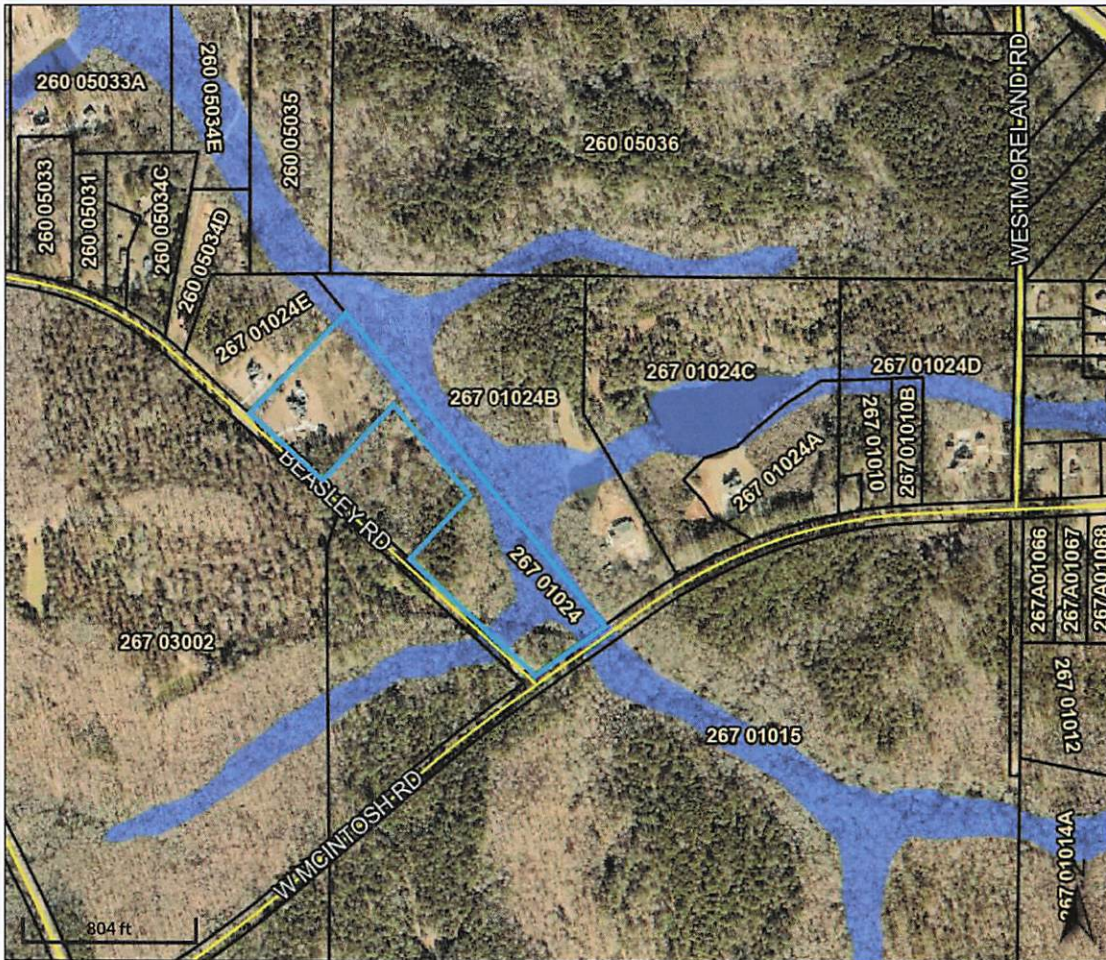


2018: added new construction at 70% complete and added slab only for second residence.





01/27/2026 03:07



Overview



Legend

□ Parcels

— Roads

Flood Map

■ A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.

■ AE - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations (BFE).

■ VE: Coastal SFHA with BFE & velocity wave action - Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

■ X: 500 Year Flood - Areas of 0.2% annual chance flood

Parcel ID 267 01024
Class Code Consv Use
Taxing District SPALDING COUNTY
Acres 19.32

Owner MARLOW ALEX ET AL
100 BEASLEY ROAD
GRIFFIN, GA 30223
Physical Address 100 BEASLEY RD
Assessed Value Value \$900000
Land Value Value \$168337

Last 2 Sales

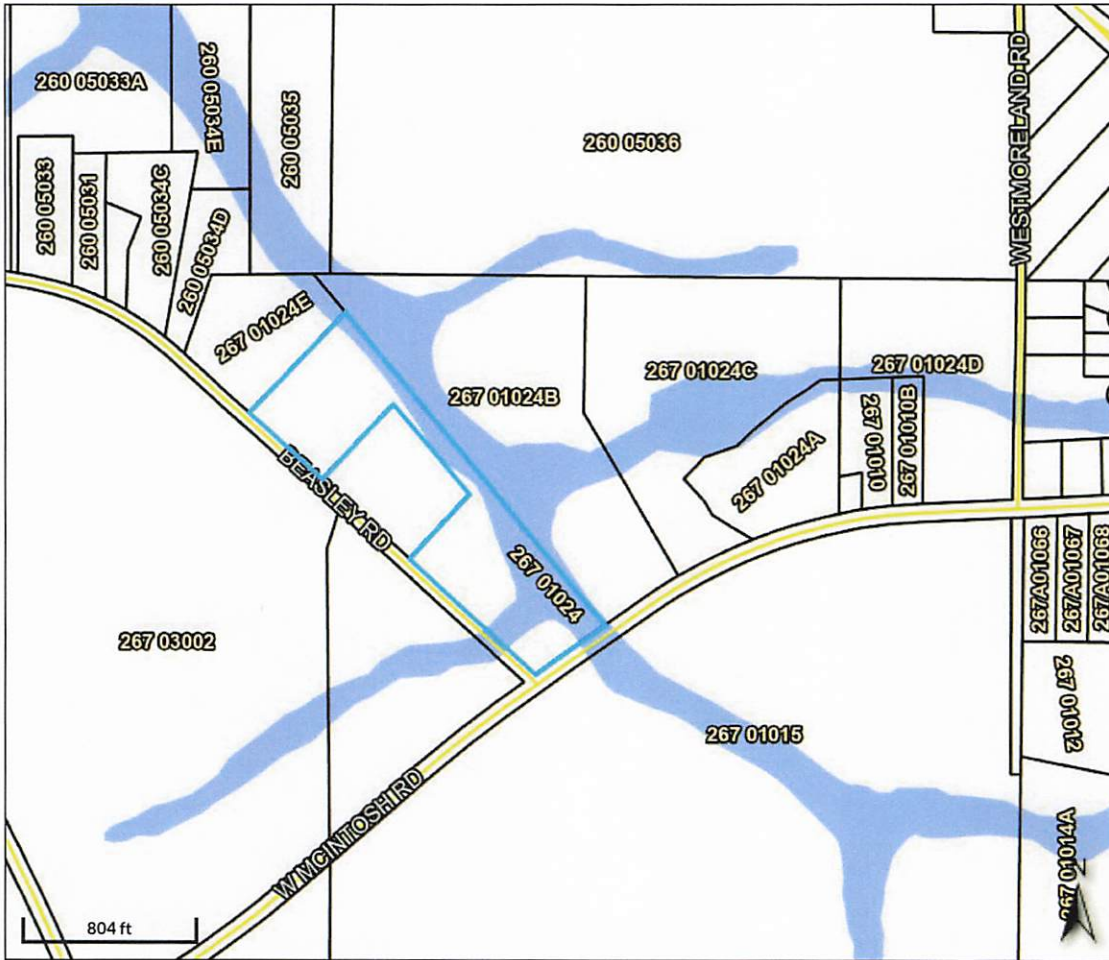
Date	Price	Reason	Qual
1/8/2025	0	GF	U
1/8/2025	\$900000	FM	Q

(Note: Not to be used on legal documents)

Date created: 1/12/2026

Last Data Uploaded: 1/12/2026 6:16:25 AM

Developed by  **SCHNEIDER**
GEOSPATIAL



Overview



Legend

- Parcels
- Roads

Flood Map

- A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.
- AE - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations (BFE).
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Parcel ID 267 01024
 Class Code Consv Use
 Taxing District SPALDING COUNTY
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Owner MARLOW ALEX ET AL
 100 BEASLEY ROAD
 GRIFFIN, GA 30223
 Physical Address 100 BEASLEY RD
 Assessed Value Value \$900000
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Last 2 Sales

Date	Price	Reason	Qual
1/8/2025	0	GF	U
1/8/2025	\$900000	FM	Q

(Note: Not to be used on legal documents)

Date created: 1/12/2026
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Developed by **SCHNEIDER**
 GEOSPATIAL





01/27/2026 03:09



01/27/2026 03:09



01/27/2026 03:10

A photograph of a grassy field with a wooden shelter and trees in the background. The field is covered in dry, yellowish-brown grass. In the middle ground, there is a small wooden shelter with a flat roof and blue seating. Behind the field, there is a line of trees, including several tall, thin, bare trees and a few evergreens. The sky is clear and blue.

01/27/2026 03:10



01/27/2026 03:11

A photograph of a blue birdhouse mounted on a wooden frame with a flat roof, situated in a field of dry grass and trees. The birdhouse is blue with a dark entrance hole. The wooden frame is made of light-colored wood. The background consists of a dense forest of bare trees. The ground is covered with dry, brown grass and some fallen leaves. A shadow is cast by the structure onto the ground to the left.

01/27/2026 03:11



01/27/2026 03:11

A photograph of a wire mesh trap hanging from a curved metal pole in a field. The pole is dark and stands vertically, with the trap suspended from its top. The trap is a rectangular wire mesh cage. The ground is covered with dry, brown grass and some green weeds. A long, dark shadow is cast across the ground from the left. In the bottom right corner, there is a timestamp in orange text.

01/27/2026 03:10



01/27/2026 03:09



01/27/2026 03:12



01/27/2026 03:11



BOARD OF ASSESSORS

Consider the approval of the renewal applications for Conservation Use Valuation Assessment. ROY & CHRISTINE HALLMAN, 265-01-003A, 34.39 ACRES VIRGINIA HESTER, 265-01-011B, 20.70 ACRES

Requesting Agency

Spalding County Tax Assessors

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

ATTACHMENTS:

[CUVA - RENEWAL - HALLMAN 265-01-003A.pdf](#)

[CUVA - RENEWAL - HESTER 265-01-011B.pdf](#)

SPALDING COUNTY
BOARD OF TAX ASSESSORS
419 EAST SOLOMON ST.
GRIFFIN, GEORGIA 30223

RENEWAL

PT283A Rev. 2/15

APPLICATION AND QUESTIONNAIRE FOR CURRENT USE
ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY

To the Board of Tax Assessors of Spalding County: In accordance with the provisions of O.C.G.A. § 48-5-7.4, I submit this application and the completed questionnaire on the back of this application for consideration of current use assessment on the property described herein. Along with this application, I am submitting the fee of the Clerk of Superior Court for recording such application if approved.

Name of owner (individual(s), family owned farm entity, trust, estate, non-profit conservation organization or club) – The name of each individual and the percentage interest of each must be listed on the back of this application. For special rules concerning Family Farm Entities and the maximum amount of property that may be entered into a covenant, please consult the County Board of Tax Assessors

HALLMAN ROY WESLEY &

Owner's mailing address CHRISTINE A HALLMAN 603 SOUTH NEW SALEM RD		City, State, Zip GRIFFIN, GA 30223	Number of acres included in this application. Agricultural Land: _____ Timber Land: _____
Property location (Street, Route, Hwy, etc.) 603S NEW SALEM RD		City, State, Zip of Property: GRIFFIN, GA 30223	Covenant Acres 32.39 Total Acres 34.39
District 04	Land Lot 046	Sublot & Block	Recorded Deed Book/Page 4100 219
List types of storage and processing buildings:			

AUTHORIZED SIGNATURE

I, the undersigned, do hereby solemnly swear, covenant and agree that all the information contained above, as well as the information provided on the questionnaire, is true and correct to the best of my knowledge and that the above described property qualifies under the ownership and land use provisions of O.C.G.A. § 48-5-7.4. I further swear that I am authorized to sign this application on behalf of the owner(s) making application and that I have shown the percentage interest for each of the individuals having an ownership right to this property on the back of this application form. I am also aware that certain penalty provisions are applicable if this covenant is breached.

Signature of Taxpayer or Taxpayer's Authorized Representative

01-08-2026

Date Application Filed

Signature of Taxpayer or Taxpayer's Authorized Representative
(Please have additional taxpayers sign on reverse side of application)

Witness to and subscribed before me this 8 day of Jan, 2026

Notary Public

If denied, Georgia law O.C.G.A. § 48-5-7.4 provides that the applicant may appeal in the same manner as other property appeals are made pursuant to O.C.G.A. § 48-5-311.

FOR TAX ASSESSORS USE ONLY

MAP & PARCEL NUMBER 265 01003A	TAX DISTRICT 03	TAXPAYER ACCOUNT NUMBER 24797	YEAR COVENANT: Begin: Jan 1, 2026 Ends: Dec 31, 2035
If transferred from Preferential Agricultural Assessment, provide date of transfer:	If applicable, covenant is a renewal for tax year: Begin: Jan 1, _____ Ends: Dec 31, _____ Pursuant to O.C.G.A. § 48-5-7.4(d) a taxpayer may enter into a renewal contract in the 9th year of a covenant period so that the contract is continued without a lapse for an additional 10 years.		If applicable, covenant is a continuation for tax year: Begin: Jan 1, _____ Ends: Dec 31, _____ If continuing a covenant where part of the property has been transferred, list Original Covenant Map and Parcel Number: _____

Approved: _____ Date: _____

Board of Tax Assessors

Date

Denied: _____ Date: _____ If denied, the County Board of Tax Assessors shall issue a notice to the taxpayer in the same manner as all other notices are issued pursuant to O.C.G.A. Section 48-5-306.

ALL APPLICANTS, other than single titled owners, must list below each individual's name that owns a beneficial interest in the property described in this application, the percentage interest of each, the relationship of each (if the applicant is a family farm entity), and all other information applicable to this application.

Each Person's Name having any beneficial interest in the property described in this application. (If this form does not contain sufficient lines to list all owners, please attach list providing all information requested for each individual.)	Relationship (complete only if application is for a family farm entity)	Percent interest owned in property in <u>this application</u> only	Counties where you own interest in property under other covenants and total acres in other conservation use covenants	Each owner's percent interest owned and number of acres owned by each under other covenants
Name / Relationship	County	Total Acres	% Interest / No of Acres	
ROY WESLEY HALLMAN		50%		
CHRISTINE A. HALLMAN		50%		

Check Appropriate Ownership Type:

- ☒ One or more natural or naturalized citizens.
- ☐ An estate of which the devisees or heirs are one or more natural or naturalized citizens.
- ☐ A trust of which the beneficiaries are one or more natural or naturalized citizens.
- ☐ A family owned farm entity (e.g., a family corporation, family partnership, family general partnership, family limited partnership, family limited corporation or family limited liability company. Percent (%) of gross income from bona fide conservation uses. _____ (including earnings on investments directly related to past or future bona fide conservation uses, within this state within the year immediately preceding the year in which eligibility is sought (include supporting tax records); provided, however, that in the case of a newly formed family farm entity, an estimate of the income of such entity may be used to determine its eligibility (include supporting estimate records.)
- ☐ Nonprofit conservation organization designated as a 501(c)(3) organization under the Internal Revenue Code. (Provide copy of IRS determination letter/charter with application.)
- ☐ Bona fide club organized for pleasure, recreation, and other non-profitable purposes pursuant to Section 501(c)(7) of the Internal Revenue Code. (Provide copy of IRS determination letter/charter with application.)

Check All Bona fide uses that apply and the percentage use, as they relate to the property described in this application.

- ☐ Raising, harvesting, or storing crops % _____
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- ☐ Producing plants, trees, fowl, or animals (including the production of fish or wildlife) % _____
- ☒ Wildlife habitat of not less than ten (10) acres of wildlife habitat (either in its natural state or under management; no form of commercial fishing or fish production shall be considered a type of agriculture); % 90 (see board of tax assessors for appropriate documentation in accordance with O.C.G.A. Section 48-5-7.4(b)(2))
- ☐ Production of aquaculture, horticulture, floriculture, forestry, dairy, livestock, poultry, and apiarian products % _____
- ☐ Other _____

- ☐ Yes ☒ No Is this property or any portion thereof, currently being leased? (If yes, list the name of the person or entity and briefly explain how the property is being used by the lessee, as well as the percentage of the property leased.)
- ☒ Yes ☐ No Are there other real property improvements located on this property other than the storage and processing buildings listed on the front of this application? If yes, briefly list and describe these real property improvements. HOUSE
- ☐ Yes ☒ No Are there any restrictive covenants currently affecting the property described in this application? If yes, please explain.
- ☐ Yes ☒ No Are there any deed restrictions on this property? If yes, please list the restrictions.
- ☒ Yes ☐ No Does the current zoning on this property allow agricultural use? If no, please explain.
- ☐ Yes ☒ No Is there any type business operated on this property? If yes please indicate business name & type of business.

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(1) Plans or programs for the production of agricultural and timber products, (2) Evidence of participation in a government subsidy program for crops or timber. (3) Receipts that substantiate a bona fide conservation use, such as receipts for feed, equipment, etc. (4) Income tax records, such as copies of a previously filed Federal Schedule F or the appropriate entity return (e.g., Federal Form 1065, 1120, etc.)

• The Board of Tax Assessors can only deny an application if the use of the property does not meet the definition of bona fide agricultural property or if the ownership of the property is not in compliance with O.C.G.A. § 48-5-7.4.

APPLICATION FOR RELEASE OF CURRENT USE ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY

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Sworn to and subscribed before me

This ____ day of _____, _____

Taxpayer's Authorized Signature

Approved by: Board of Tax Assessors

Notary Public

Date Filed

Date Approved

265 01003A		2026 Spalding County Board of Assessors				1/20/2026 8:27:47 AM Acct # 24797 tlong	
Owner Information		General Property Information				Values	
HALLMAN ROY WESLEY & CHRISTINE A HALLMAN 603 SOUTH NEW SALEM RD GRIFFIN, GA 30223		SITUS	603 S NEW SALEM RD			Imp Val	173,516
		LEGAL	34.39 ac S NEW SALEM ROAD			Acc Val	17,905
		Tax District	SPALDING COUNTY	GMD	1068	Homestead	LM7Z
		Total Acres	34.39	LL	046	CUV 2016	19043
		Zoning		LD	04	Acc/Des	4C - .000000
		Unit		Return Value		0	
Topography - 1.00	Wetlands - .85	Shape - 1.00	Easements - 1.00	External - 1.00	Assemblage - 1.00	Other - 1.00	12601 - 1.00

SALES INFORMATION								
Grantee	Grantor	Date	Deed Book	Plat Book	Saleprice	CS	Mkt Value	Reason
HALLMAN ROY WESLEY &	HALLMAN ROY WESLEY &	10/10/2016	4100 219	12 128		0 A1		0 GF
HALLMAN ROY WESLEY	HALLMAN ROY WESLEY & BONNIE S	12/26/2006	3035 342	12 128		0 V1		0 DA
HALLMAN ROY WESLEY & BONNIE S	LEVERETTE R JEFF	08/12/1980	612 151	12 128	40,300	V4		0 MT

LAND INFORMATION											
CS	Code / Description	Method	Units	Depth	From Front	Depth Table	Depth Factor	Unit Value	Adj Unit	Adj	Value
V4	609 W McIntosh & S New Salem	Acre	32.39	0	0			8,000.00	8,000.00	1.00	145,560
A4	609 W McIntosh & S New Salem	Acre	2.00	0	0			8,000.00	8,000.00	1.00	16,000

CONSERVATION USE LAND INFORMATION						
	Land Use	Productivity	ACRES	Unit Value	Adjustment	Value
	Timberland 93	1	14.07	1,020	1.00	14,351
	Timberland 93	3	0.29	828	1.00	240
	Timberland 93	3	0.38	828	1.00	315
	Timberland 93	4	0.63	759	1.00	478
	Timberland 93	7	0.73	534	1.00	390
	Timberland 93	7	1.28	534	1.00	684
	Timberland 93	7	11.86	534	1.00	6,333
	Timberland 93	8	3.15	462	1.00	1,455

ACCESSORY IMPROVEMENTS - 265 01003A															
CS	Descrip	Dim1	Dim2	Units	Year	Grade	Depr	Ovr D	Pcom	Func	Econ	Neigh	IDnits	Value	Photo ?
A6	Cabin-Recreation	11	28	308	2014	1.50	0.84	0.00	1.00	1.00	1.00	1.00	0.00	17013	True

265 01003A

Review: 10/22/2025 by BETSY BERNIER/HEATHER HEADLEY

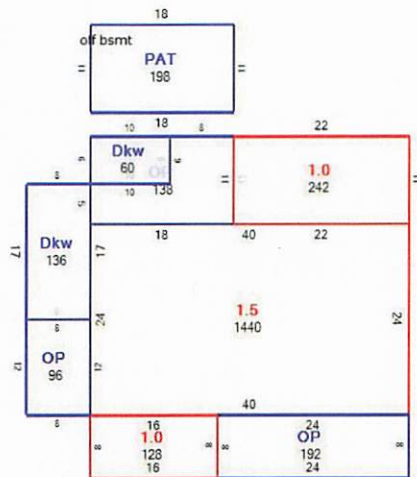
Page 1 of 3

ACCESSORY IMPROVEMENTS - 265 01003A															
CS	Descrip	Dim1	Dim2	Units	Year	Grade	Depr	Ovr D	Pcom	Func	Econ	Neigh	IDnits	Value	Photo ?
A6	Storage/Utility Bldg	12	20	240	1995	1.10	0.22	0.00	1.00	1.00	1.00	1.00	0.00	892	True

PERM NUM	PERM TYPE	PERM AMNT	WORKCOST	DATE ISSUE	DATE COMPL	YEAR	CODE	COMMENTS
28663	GARAGE	0	10,000	02/20/2014	04/02/2015	2014		Insp 4-2-15 found NO GARAGE as permitted #28663. Found pre-built cabin with porch. Sheetrocked, HVAC system, power, plumbing discharging to open ground. Liveable structure. Entered 4-14-15 HB. 2016
21485	NEW CONSTRUCT	48,000	0	12/07/2001	08/09/2016			NEW LOG HOUSE 12.20.2006 - HOUSE STILL NOT COMPLETE WALLS AND FOUNDATION ONLY. NO FURTHER INSPECTIONS WERE MADE BY OUR STAFF

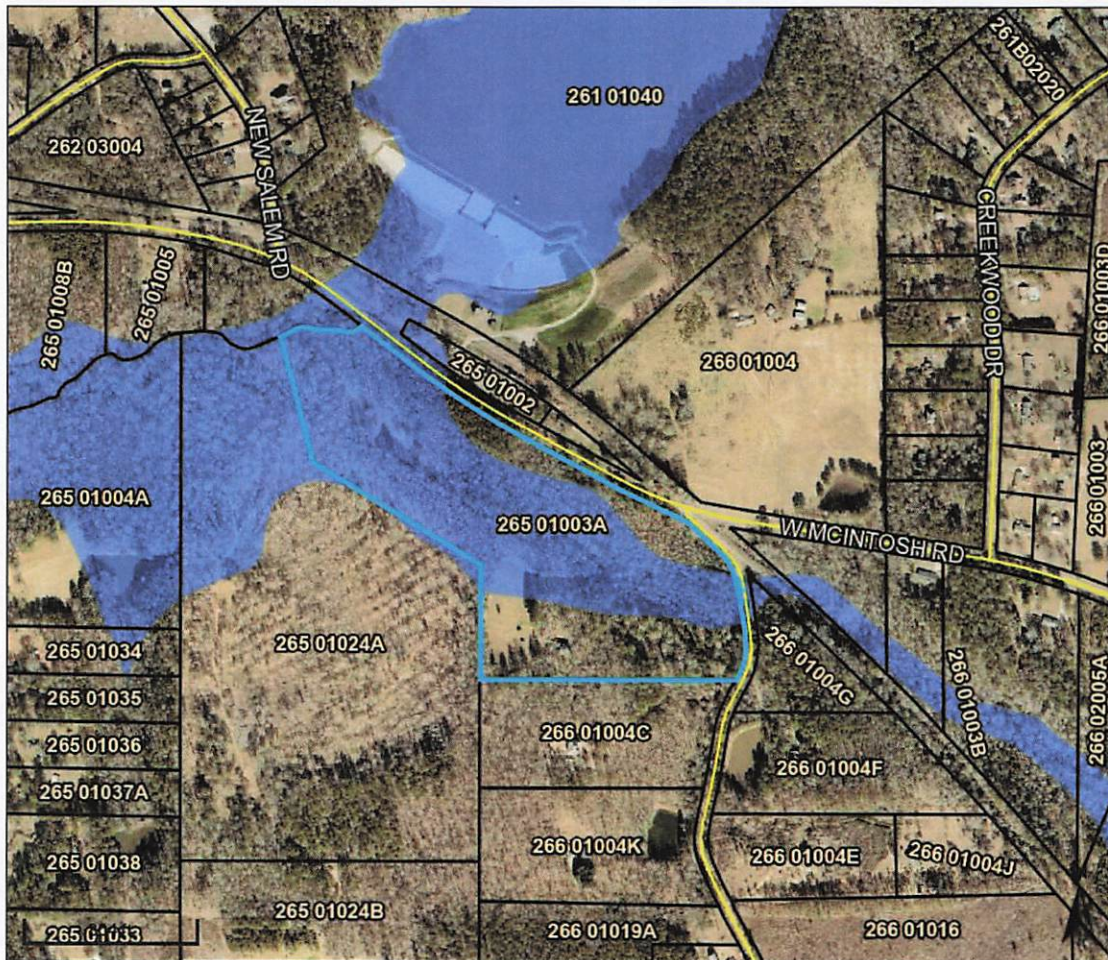
RES IMP - 265 01003A 603 S NEW SALEM RD							
Impr Key	16584	Roof Shape	Gambrel	Basement / Attic	Squarefoot	Phy Depr	0.55
Class / Strat	A1	Floor Construction	Wood Joist	Bsmt / Finish	1202 / 1.00	Phy OVR	0.00
Occupancy / Style	One Family	Floor Finish	Hardwood	Attic / Finish	0 / 0.00	Func Obsol	1.00
Rooms	0	Interior Wall	Other	Bsmt Qual		Econ Obsol	1.00
Bedrooms	0	Interior Ceiling	Other	Attic Qual		% Complete	1.00
Heated Area	3,012	Heat	No Heat	Grade	1.05	Neigh Adj	0.92
Story Height	1.5 Story	Plumbing:Std Comp	1	Year Built	1981	CD	1.00
Foundation	Masonry	Plumbing: Extra Fix	3	Eff Year Built	1985	FMV	173,516
Exterior Wall	Log	Full Baths	2	Condition	Average	MAV	0
Roofing	Shingles - Asphalt	Half Baths	0	RCN	342,917	OVR FMV	0
Sketch Legend		Other Features					

Code	Type	Area
1.5	1.5 Story	960
OP	Porch - Open	192
1.0	1.0 Story	128
OP	Porch - Open	96
Dkw	Deck - Wood	136
OP	Porch - Open	138
Dkw	Deck - Wood	60
PAT	Patio	198
1.0	1.0 Story	242





01/27/2026 04:31



Overview



Legend

- Parcels
— Roads

Flood Map

- A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.
- AE - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations (BFE).
- VE: Coastal SFHA with BFE & velocity wave action - Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.
- X: 500 Year Flood - Areas of 0.2% annual chance flood

Parcel ID	265 01003A
Class Code	Consrv Use
Taxing District	SPALDING COUNTY
Acres	34.39

Owner	HALLMAN ROY WESLEY & CHRISTINE A HALLMAN 603 SOUTH NEW SALEM RD GRIFFIN, GA 30223
Physical Address	603 S NEW SALEM RD
Assessed Value	Value \$321093
Land Value	Value \$137326

Date	Price	Reason	Qual
10/10/2016	0	GF	U
12/26/2006	0	DA	U

(Note: Not to be used on legal documents)

Date created: 1/8/2026
Last Data Uploaded: 1/8/2026 6:19:58 AM

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Parcels

- Roads**
- Flood Map**
- A - 100 Year Flood Area** - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.
 - AE - 100 Year Flood Area** - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations (BFE).
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Date	Price	Reason	Qual
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Date created: 1/8/2026
Last Data Uploaded: 1/8/2026 6:19:58 AM





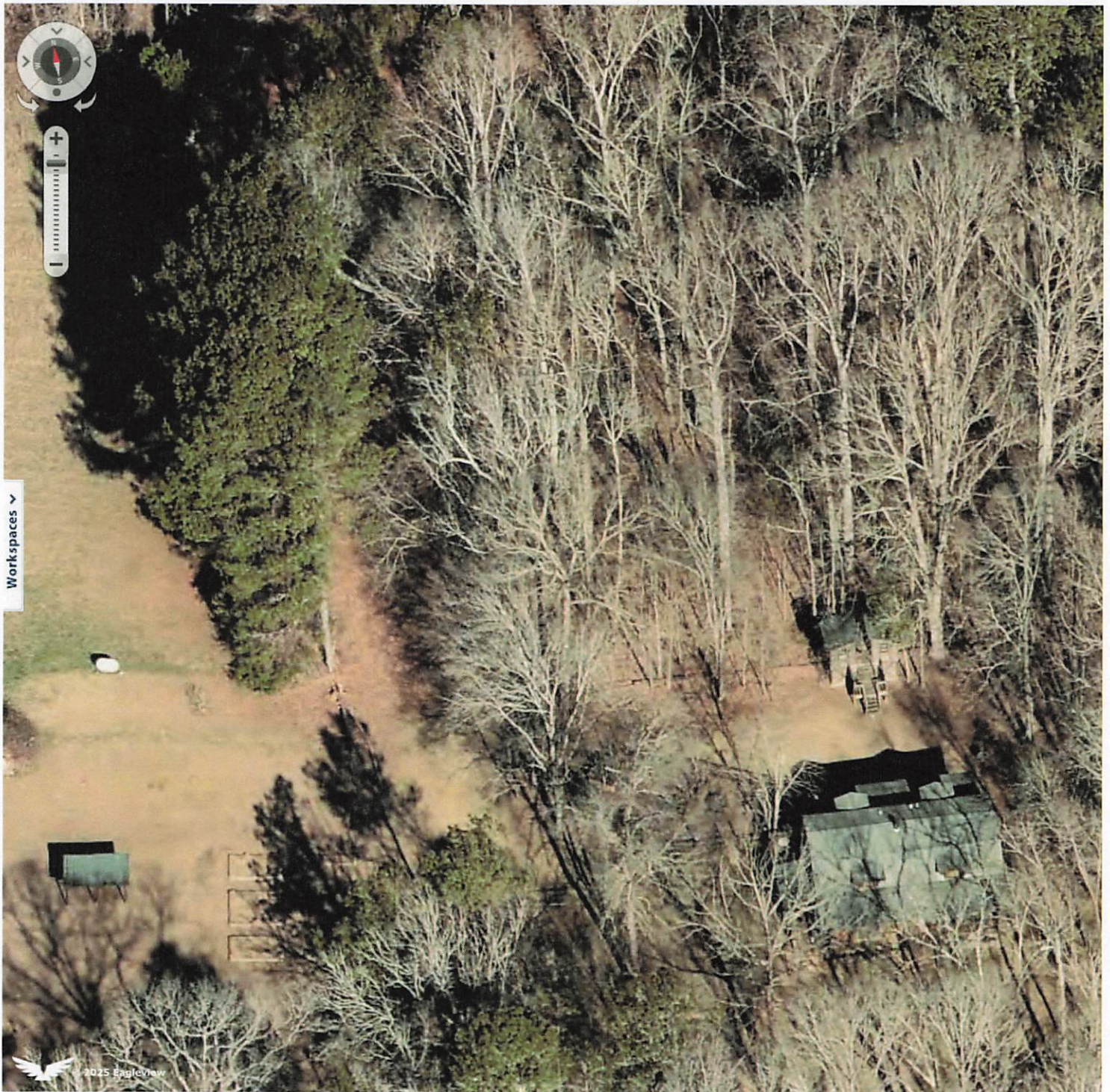
Workspaces ▾





© 2025 Eagleview

map: Auto (Oblique) ▾ Dates: Latest ▾ < image 1 of 4 > 01/09/2025



Workspaces ▾

2025 EagleView

map: Auto (Oblique) ▾ Dates: Latest ▾ < image 1 of 9 > 01/09/2025



01/27/2026 04:37



01/27/2026 04:58



01/27/2026 04:29



01/27/2026 04:37



01/27/2026 04:31



01/27/2026 04:33



01/27/2026 04:41



A photograph of a wooden shed with a corrugated metal roof, situated in a wooded area. The shed is open on the right side, revealing a large pile of cut logs inside. A ladder leans against the left side of the shed. The ground is covered with dry, brown leaves and grass. The background is filled with tall, thin trees, mostly without leaves, suggesting a late autumn or winter setting. The sky is visible through the tree canopy.

01/27/2026 04:37



01/27/2026 04:33



01/27/2026 04:58



01/28/2026 02:46



01/27/2026 04:59

SPALDING COUNTY
BOARD OF TAX ASSESSORS
419 EAST SOLOMON ST.
GRIFFIN, GEORGIA 30223

RENEWAL

PT283A Rev. 2/15

APPLICATION AND QUESTIONNAIRE FOR CURRENT USE ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY

To the Board of Tax Assessors of Spalding County: In accordance with the provisions of O.C.G.A. § 48-5-7.4, I submit this application and the completed questionnaire on the back of this application for consideration of current use assessment on the property described herein. Along with this application, I am submitting the fee of the Clerk of Superior Court for recording such application if approved.

Name of owner (individual(s), family owned farm entity, trust, estate, non-profit conservation organization or club) – The name of each individual and the percentage interest of each must be listed on the back of this application. For special rules concerning Family Farm Entities and the maximum amount of property that may be entered into a covenant, please consult the County Board of Tax Assessors

HESTER VIRGINIA A

Owner's mailing address 102 OAK DRIVE		City, State, Zip GRIFFIN, GA 30223	Number of acres included in this application. Agricultural Land: _____ Timber Land: _____
Property location (Street, Route, Hwy, etc.) 102 OAK DR		City, State, Zip of Property: GRIFFIN, GA 30223	Covenant Acres 20.70 Total Acres 22.70
District 04	Land Lot 045	Sublot & Block	Recorded Deed Book/Page 3960 133
List types of storage and processing buildings:			

AUTHORIZED SIGNATURE

I, the undersigned, do hereby solemnly swear, covenant and agree that all the information contained above, as well as the information provided on the questionnaire, is true and correct to the best of my knowledge and that the above described property qualifies under the ownership and land use provisions of O.C.G.A. § 48-5-7.4. I further swear that I am authorized to sign this application on behalf of the owner(s) making application and that I will show the percentage interest for each of the individuals having an ownership right to this property on the back of this application form. I am also aware that certain penalty provisions are applicable if this covenant is breached.

Virginia Hester

Signature of Taxpayer or Taxpayer's Authorized Representative

Date Application Filed

1-14-26

Signature of Taxpayer or Taxpayer's Authorized Representative (Please have additional taxpayers sign on reverse side of application)

14 day of Jan, 2026

Signature of Notary Public

If denied, Georgia law O.C.G.A. § 48-5-7.4 provides that the applicant may appeal in the same manner as other property appeals are made pursuant to O.C.G.A. § 48-5-311.

FOR TAX ASSESSORS USE ONLY

MAP & PARCEL NUMBER 265 01011B	TAX DISTRICT 03	TAXPAYER ACCOUNT NUMBER 24813	YEAR COVENANT: Begin: Jan 1, 2026 Ends: Dec 31, 2035
If transferred from Preferential Agricultural Assessment, provide date of transfer: _____	If applicable, covenant is a renewal for tax year: Begin: Jan 1, _____ Ends: Dec 31, _____ Pursuant to O.C.G.A. § 48-5-7.4(d) a taxpayer may enter into a renewal contract in the 9th year of a covenant period so that the contract is continued without a lapse for an additional 10 years.		If applicable, covenant is a continuation for tax year: Begin: Jan 1, _____ Ends: Dec 31, _____ If continuing a covenant where part of the property has been transferred, list Original Covenant Map and Parcel Number: _____

Approved: _____ Date: _____

Board of Tax Assessors

Date

Denied: _____ Date: _____ If denied, the County Board of Tax Assessors shall issue a notice to the taxpayer in the same manner as all other notices are issued pursuant to O.C.G.A. Section 48-5-306.

ALL APPLICANTS, other than single titled owners, must list below each individual's name that owns a beneficial interest in the property described in this application, the percentage interest of each, the relationship of each (if the applicant is a family farm entity), and all other information applicable to this application.

Each Person's Name having any beneficial interest in the property described in this application. (If this form does not contain sufficient lines to list all owners, please attach list providing all information requested for each individual.)	Relationship (complete only if application is for a family farm entity)	Percent interest owned in property in <u>this application</u> only	Counties where you own interest in property under other covenants and total acres in other conservation use covenants	Each owner's percent interest owned and number of acres owned by each under other covenants
Virginia Hester		100 %	NA	0

Check Appropriate Ownership Type:

- ☒ One or more natural or naturalized citizens.
- ☐ An estate of which the devisees or heirs are one or more natural or naturalized citizens.
- ☐ A trust of which the beneficiaries are one or more natural or naturalized citizens.
- ☐ A family owned farm entity (e.g., a family corporation, family partnership, family general partnership, family limited partnership, family limited corporation or family limited liability company. Percent (%) of gross income from bona fide conservation uses. _____ (including earnings on investments directly related to past or future bona fide conservation uses, within this state within the year immediately preceding the year in which eligibility is sought (include supporting tax records); provided, however, that in the case of a newly formed family farm entity, an estimate of the income of such entity may be used to determine its eligibility (include supporting estimate records.)
- ☐ Nonprofit conservation organization designated as a 501(c)(3) organization under the Internal Revenue Code. (Provide copy of IRS determination letter/charter with application.)
- ☐ Bona fide club organized for pleasure, recreation, and other non-profitable purposes pursuant to Section 501(c)(7) of the Internal Revenue Code. (Provide copy of IRS determination letter/charter with application.)

Check All Bona fide uses that apply and the percentage use, as they relate to the property described in this application.

- ☐ Raising, harvesting, or storing crops % _____
- ☒ Feeding, breeding, or managing livestock or poultry % 20
- ☐ Producing plants, trees, fowl, or animals (including the production of fish or wildlife) % _____
- ☒ Wildlife habitat of not less than ten (10) acres of wildlife habitat (either in its natural state or under management; no form of commercial fishing or fish production shall be considered a type of agriculture); % 60 (see board of tax assessors for appropriate documentation in accordance with O.C.G.A. Section 48-5-7.4(b)(2))
- ☐ Production of aquaculture, horticulture, floriculture, forestry, dairy, livestock, poultry, and apian products % _____
- ☐ Other _____
- ☐ Yes ☒ No Is this property or any portion thereof, currently being leased? (If yes, list the name of the person or entity and briefly explain how the property is being used by the lessee, as well as the percentage of the property leased.)
- ☒ Yes ☐ No Are there other real property improvements located on this property other than the storage and processing buildings listed on the front of this application? If yes, briefly list and describe these real property improvements. house
- ☐ Yes ☒ No Are there any restrictive covenants currently affecting the property described in this application? If yes, please explain.
- ☐ Yes ☒ No Are there any deed restrictions on this property? If yes, please list the restrictions.
- ☒ Yes ☐ No Does the current zoning on this property allow agricultural use? If no, please explain.
- ☐ Yes ☒ No Is there any type business operated on this property? If yes please indicate business name & type of business.

- If this application is for property that is less than 10 acres in size, a taxpayer must submit additional relevant records providing proof of bona fide agricultural use.
- Although not required, the applicant(s) for a property having more than 10 acres may wish to provide additional information to assist the board of assessors in making their determination. This information may include:
- (1) Plans or programs for the production of agricultural and timber products, (2) Evidence of participation in a government subsidy program for crops or timber. (3) Receipts that substantiate a bona fide conservation use, such as receipts for feed, equipment, etc. (4) Income tax records, such as copies of a previously filed Federal Schedule F or the appropriate entity return (e.g., Federal Form 1065, 1120, etc.)
- The Board of Tax Assessors can only deny an application if the use of the property does not meet the definition of bona fide agricultural property or if the ownership of the property is not in compliance with O.C.G.A. § 48-5-7.4.

APPLICATION FOR RELEASE OF CURRENT USE ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY

I, the owner of the above described property, having satisfied all applicable taxes and penalties associated with the covenant above, do hereby file this application for release of current use assessment with the county board of tax assessors. Pursuant to O.C.G.A. § 48-5-7.4(w), no fee is required for the clerk of superior court to file and index this release in the real property records of the clerk's office.

Sworn to and subscribed before me

This ____ day of _____,

Taxpayer's Authorized Signature

Approved by: Board of Tax Assessors

Notary Public

Date Filed

Date Approved

265 01011B			2026 Spalding County Board of Assessors						1/16/2026 4:29:41 PM Acct # 24813 tlong							
Owner Information			General Property Information						Values							
HESTER VIRGINIA A 102 OAK DRIVE GRIFFIN, GA 30223			SITUS	102 OAK DR					Imp Val	82,237						
			LEGAL	102 OAK DR PB 13/479					Acc Val	23,758						
			Tax District	SPALDING COUNTY	GMD	1068	Homestead	LM8Z	Land Val	137,007						
			Total Acres	22.70	LL	045	CUV 2016	13676	Total Value	243,002						
			Zoning	AR-1	LD	04	Acc/Des	4C - .000000	2025 : 243,002	2024 : 243,002						
			Unit		Return Value	0			2023 : 247,726	2022 : 168,894						
Topography - 1.00			Wetlands - .90		Shape - 1.00		Easements - 1.00		External - 1.00		Assemblage - 1.00		Other - 1.00		12601 - 1.00	

SALES INFORMATION

Grantee	Grantor	Date	Deed Book	Plat Book	Saleprice	CS	Mkt Value	Reason
HESTER VIRGINIA A	HESTER RAYMOND E	06/17/2015	3960 133	13 479		0 V1		0 YS
HESTER RAYMOND E &	SLADE DAN P	03/07/1994	1225 164	13 479	67,500	V1		0 MH
SLADE DAN P	BAGGLEY WILLIAM K & BETTY B	02/17/1994	1221 336		55,500	V1		0 MH

LAND INFORMATION

CS	Code / Description	Method	Units	Depth	From Front	Depth Table	Depth Factor	Unit Value	Adj Unit	Adj	Value
V4	1265 M265-266 -	Acre	20.70	0	0			13,000.00	13,000.00	1.00	126,230
A4	1265 M265-266 -	Acre	2.00	0	0			13,000.00	13,000.00	1.00	26,000

CONSERVATION USE LAND INFORMATION

	Land Use	Productivity	ACRES	Unit Value	Adjustment	Value
	Agland 93	4	4.82	950	1.00	4,579
	Timberland 93	3	4.88	828	1.00	4,041
	Agland 93	9	0.20	332	1.00	66
	Timberland 93	8	10.80	462	1.00	4,990

ACCESSORY IMPROVEMENTS - 265 01011B

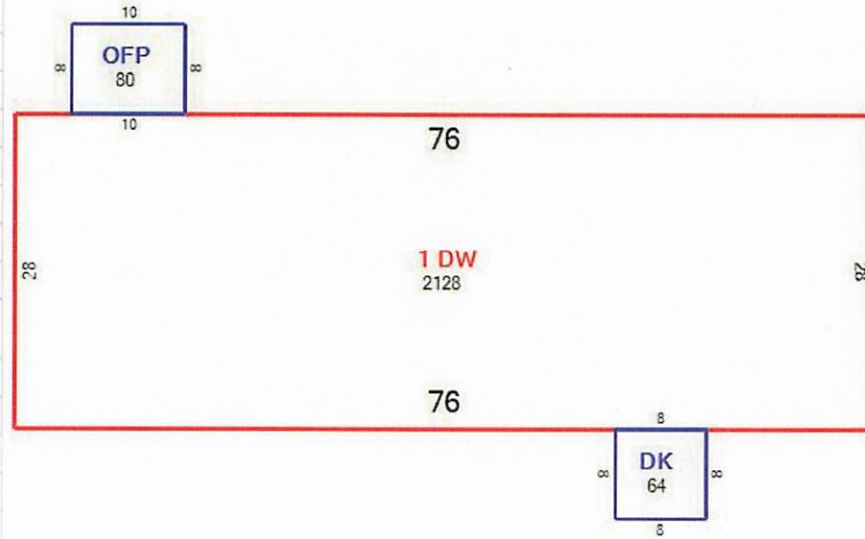
CS	Descrip	Dim1	Dim2	Units	Year	Grade	Depr	Ovr D	Pcom	Func	Econ	Neigh	IDnits	Value	Photo ?
A6	Barn	16	40	640	1995	1.20	0.39	0.00	1.00	1.00	1.00	1.00	0.00	6579	True
A6	Lean-To	10	40	400	1995	1.00	0.30	0.00	1.00	1.00	1.00	1.00	0.00	863	True
A6	Lean-To	12	40	480	1995	1.00	0.30	0.00	1.00	1.00	1.00	1.00	0.00	1035	True
A1	Shop Equipment Building	18	34	612	1995	1.00	0.22	0.00	1.00	1.00	1.00	1.00	0.00	3351	True
A1	Shop Equipment Building	16	30	480	2006	1.60	0.56	0.00	1.00	1.00	1.00	1.00	0.00	11268	True

ACCESSORY IMPROVEMENTS - 265 01011B															
CS	Descrip	Dim1	Dim2	Units	Year	Grade	Depr	Ovr D	Pcom	Func	Econ	Neigh	IDnits	Value	Photo ?
A6	Storage/Utility Bldg	14	14	196	1995	1.00	0.22	0.00	1.00	1.00	1.00	1.00	0.00	662	True

PERM NUM	PERM TYPE	PERM AMNT	WORKCOST	DATE ISSUE	DATE COMPL	YEAR	CODE	COMMENTS
25027	STORAGE SHED	98,000	0	06/20/2006	12/20/2006			16 X 32 2 STORY STORAGE BUILDING DRIVE BY INSPECTION ON 12.20.2006 FOUND BLDG. ON SITE, HOWEVER UNIT WAS NEVER MEASURED AND WINGAP WAS NOT UPDATED. C.O. ISSUED 02.18.2008

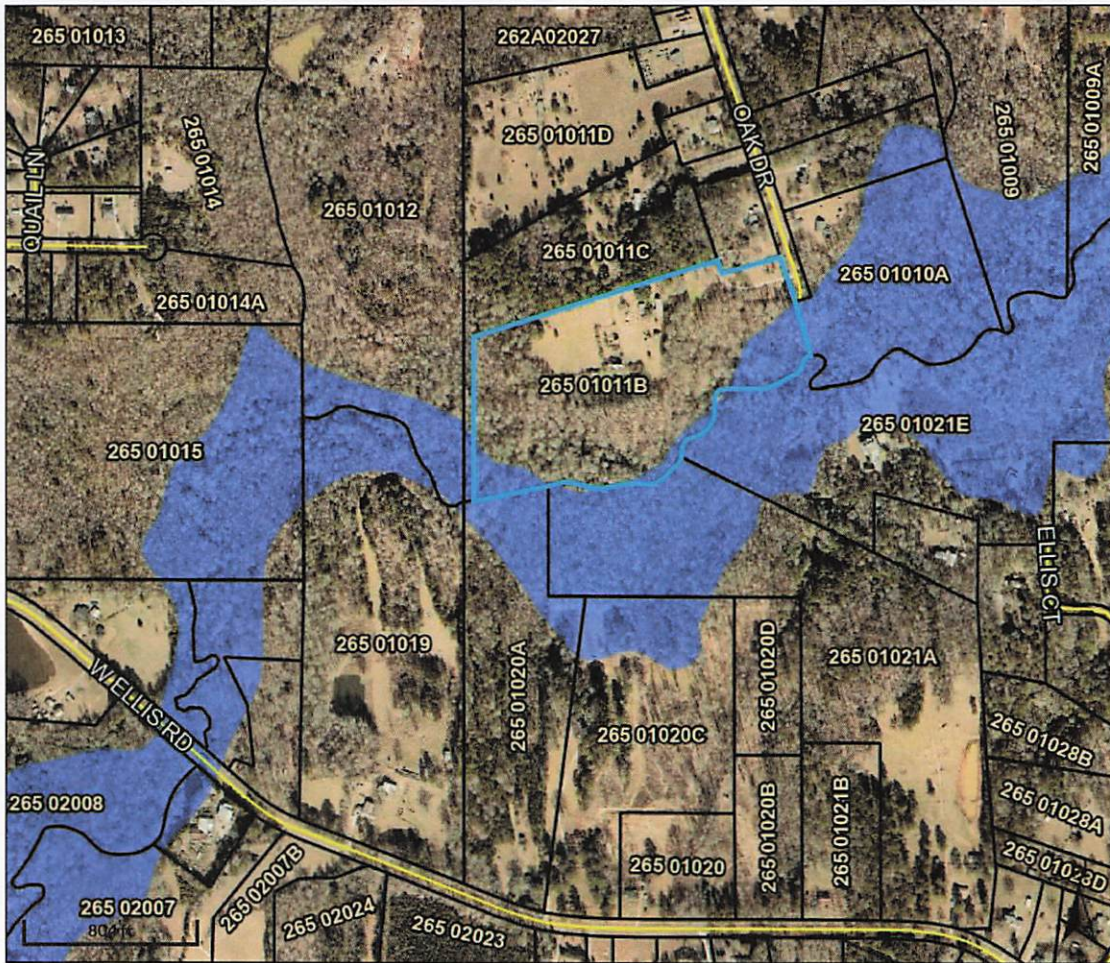
RES IMP - 265 01011B			
Impr Key	26466	Tip Out/Addn	0 x 0 0
PIN	265 01011B	Lot Number	
Account #	4388	RCN	118,104
Serial #	DSE2AA-11375A	Eff Year Built	2008
Decal Year		Phy Depr	0.56
Decal Number		Ovr Phy Depr	0.00
Year Built / Size	1997 28 x 76	Func Obsol	1.00
HUD Tag		Econ Obsol	1.00
MFG	SOUTHERN ENERGY HOMES	Value	66,138
Model	SOUTHERN ENERGY	Value Type	MKT/COST
Class	AV	Addon Value	16,099
Exterior Wall		FMV	82,237
Roofing		NADA Condition	E
Foundation			
Heat / Air			
Fireplace			
Condition	Average		
Full Baths	0		
Half Baths	0		
Story Height	1		

Mfg Housing Add-ons						
Type	Size	Area	YEAR	DEPR	GRADE	VALUE
Deck - Wood	8x8	64	2000	0.64	1.00	903
Porch - Open	8x10	80	2000	0.64	1.00	1,713
Masonry Foundation	28x76	2128	1997	0.64	1.00	13,483





01/27/2026 05:16



Overview



Legend

- Parcels
- Roads

Flood Map

- A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.
- AE - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations (BFE).
- VE: Coastal SFHA with BFE & velocity wave action - Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.
- X: 500 Year Flood - Areas of 0.2% annual chance flood

Parcel ID 265 01011B
 Class Code Consv Use
 Taxing District SPALDING COUNTY
 Acres 22.7

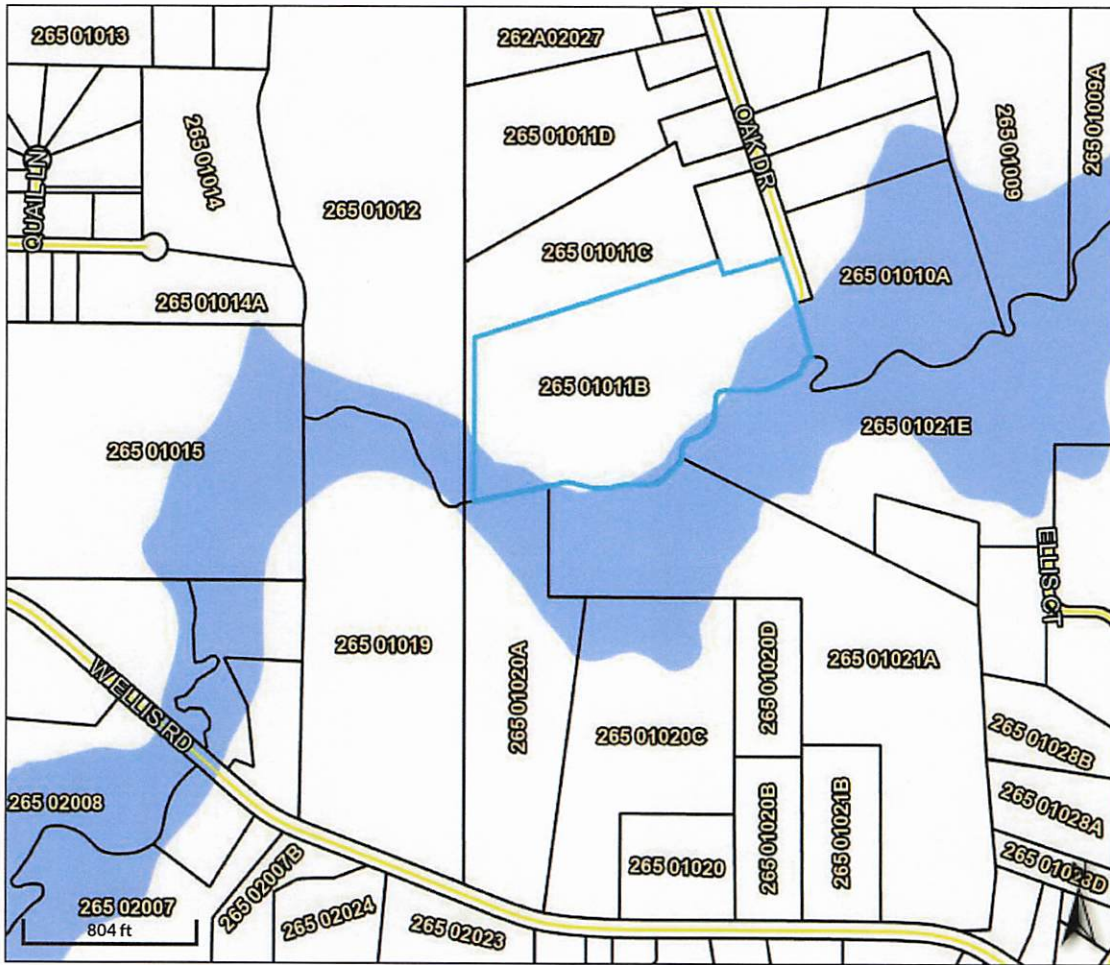
Owner HESTER VIRGINIA A
 102 OAK DRIVE
 GRIFFIN, GA 30223
 Physical Address 102 OAK DR
 Assessed Value Value \$243002
 Land Value Value \$137007

Last 2 Sales
 Date Price Reason Qual
 6/17/2015 0 YS U
 3/7/1994 \$67500 MH U

(Note: Not to be used on legal documents)

Date created: 1/14/2026
 Last Data Uploaded: 1/14/2026 7:30:29 AM

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Overview



Legend

□ Parcels

— Roads

Flood Map

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Parcel ID 265 01011B
Class Code Consv Use
Taxing District SPALDING COUNTY
Acres 22.7

Owner HESTER VIRGINIA A
102 OAK DRIVE
GRIFFIN, GA 30223
Physical Address 102 OAK DR
Assessed Value Value \$243002
Land Value Value \$137007

Last 2 Sales
Date Price Reason Qual
6/17/2015 0 YS U
3/7/1994 \$67500 MH U

(Note: Not to be used on legal documents)

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01/27/2026 05:21



01/27/2026 05:23



01/27/2026 05:23



01/27/2026 05:24



A photograph of a wooded area. The foreground is a grassy field covered with fallen brown leaves. In the middle ground, there is a fenced-in area with a black metal fence and a wooden fence. The background is a dense forest of tall, bare trees under a clear blue sky.

01/27/2026 05:23



01/27/2026 05:23









01/27/2026 05:20



01/27/2026 05:20





01/27/2026 05:23





BOARD OF ASSESSORS

Consider the approval of an application for exempt property. FAMILY WORSHIP CENTER MINISTRIES INC. 228-03-049

Requesting Agency

Spalding County Tax Assessors

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

ATTACHMENTS:

[48-5-41 - Religious exemption.pdf](#)

48-5-41. Exempt property.

(a) The following property shall be exempt from all ad valorem property taxes in this state:

(1) (A) Except as provided in this paragraph, all public property.

(B) No public real property which is owned by a political subdivision of this state and which is situated outside the territorial limits of the political subdivision shall be exempt from ad valorem taxation unless the property is:

(i) Developed by grading or other improvements to the extent of at least 25 percent of the total land area and facilities are located on the property which are actively used for a public or governmental purpose;

(ii) Three hundred acres or less in area;

(iii) Located inside a county embracing all or part of a municipality owning such property; or

(iv) That portion of any real property which has been designated as a watershed by the United States Soil and Water Conservation Service and used as a watershed by the political subdivision owning the property.

(C) Property which is owned by and used exclusively as the general state headquarters of a nonprofit corporation organized for the primary purpose of encouraging cooperation between parents and teachers to promote the education and welfare of children and youth, notwithstanding the fact that such nonprofit corporation may derive income from fees or dues paid by persons, organizations, or associations to affiliate with such nonprofit corporation, shall be considered to be an extension of the public schools of this state and such property shall be considered to be public property within the meaning of this paragraph.

(D) Property which is held by a Georgia nonprofit corporation whose income is exempt from federal income tax pursuant to Section 115 of the Internal Revenue Code of 1986 and held exclusively for the benefit of a county, municipality, or school district shall be considered to be public property within the meaning of this paragraph.

(E) Property which qualifies as a public-private transportation project pursuant to Code Section 32-2-80 which property is owned or leased by the state, a state agency, or another governmental entity and which is developed, operated, or held by a private partner shall be considered to be public property within the meaning of this paragraph.

(F) All interests in property on a campus of the Board of Regents of the University

System of Georgia primarily used for student housing or parking held by a private party that is contractually obligated to operate such property primarily for the use or benefit of a public college or university shall be considered to be public property within the meaning of this paragraph, provided that such interest of the private party resulted from a competitive procurement.

(2) All places of burial;

(2.1) (A) All places of religious worship.

(B) All property owned by and operated exclusively as a church, an association or convention of churches, a convention mission agency, or as an integrated auxiliary of a church or convention or association of churches, when such entity is qualified as an exempt religious organization under Section 501(c)(3) of the Internal Revenue Code of 1986, as amended, and such property is used in a manner consistent with such exemption under Section 501(c)(3) of the Internal Revenue Code of 1986, as amended;

(3) All property owned by religious groups and used only for single-family residences when no income is derived from the property;

(4) All institutions of purely public charity;

(5) (A) All property of nonprofit hospitals used in connection with their operation when the hospitals have no stockholders, have no income or profit which is distributed to or for the benefit of any private person, and are subject to the laws of this state regulating nonprofit or charitable corporations.

(B) Property exempted pursuant to this paragraph shall not include property of a nonprofit hospital held primarily for investment purposes or used for purposes unrelated to:

(i) Providing of patient care;

(ii) Providing and delivery of healthcare services; or

(iii) Training and education of physicians, nurses, and other healthcare personnel;

(6) All buildings erected for and used as a college, incorporated academy, or other seminary of learning;

(7) All funds or property held or used as endowment by colleges, nonprofit hospitals, incorporated academies, or other seminaries of learning when the funds or property are not invested in real estate;

(8) When used by or connected with any public library, all the real and personal property of such library and all the real and personal property of any other literary association;

(9) All books, philosophical apparatus, paintings, and statuary of any company or association which are kept in a public hall and which are not held as merchandise or for purposes of sale or gain;

(10) Reserved;

(11) All property used in or which is a part of any facility which has been installed or constructed at any time for the primary purpose of eliminating or reducing air or water pollution if such facilities have been certified by the Department of Natural Resources as necessary and adequate for the purposes intended;

(12) (A) Property of a nonprofit home for the aged used in connection with its operation when the home for the aged has no stockholders and no income or profit which is distributed to or for the benefit of any private person and when the home is qualified as an exempt organization under the United States Internal Revenue Code, Section 501(c)(3), as amended, and Code Section 48-7-25, and is subject to the laws of this state regulating nonprofit and charitable corporations.

(B) Property exempted by this paragraph shall not include property of a home for the aged held primarily for investment purposes or used for purposes unrelated to the providing of residential or health care to the aged.

(C) For purposes of this paragraph, indirect ownership of such home for the aged through a limited liability company that is fully owned by such exempt organization shall be considered direct ownership;

(13) (A) All property of any nonprofit home for the mentally disabled used in connection with its operation when the home for the mentally disabled has no stockholders and no income or profit which is distributed to or for the benefit of any private person and when the home is qualified as an exempt organization under the United States Internal Revenue Code of 1954, Section 501(c)(3), as amended, and Code Section 48-7-25, and is subject to the laws of this state regulating nonprofit and charitable corporations.

(B) Property exempted by this paragraph shall not include property of a home for the mentally disabled held primarily for investment purposes or used for purposes unrelated to the providing of residential or health care to the mentally disabled.

(C) For purposes of this paragraph, indirect ownership of such home for the

mentally disabled through a limited liability company that is fully owned by such exempt organization shall be considered direct ownership.

(D) For purposes of this paragraph, the participation of a business corporation or other entity or person in the indirect ownership of such home for the mentally disabled, as a member of the limited liability company or limited partner of the partnership that is the direct owner of such home, for the purpose of providing financing for the construction or renovation of such home in return for a share of any tax credits pursuant to United States Internal Revenue Code of 1986, Section 42, as amended, and which relinquishes all ownership of such home upon the completion of its obligation under the financing agreement, shall not operate to disqualify such home for the exemption under this paragraph;

(14) (A) Property which is owned by and used exclusively as the headquarters, post home, or similar facility of a veterans organization. As used in this paragraph, the term “veterans organization” means any organization or association chartered by the Congress of the United States which is exempt from federal income taxes but only if such organization is a post or organization of past or present members of the armed forces of the United States organized in the State of Georgia with at least 75 percent of the members of which are past or present members of the armed forces of the United States, and where no part of the net earnings of which inures to the benefit of any private shareholder or individual.

(B) Property which is owned by and used exclusively by any veterans organization which is qualified as a nonprofit organization under Section 501(c)(3) of the Internal Revenue Code of 1986, as amended, and which has been organized for the purpose of refurbishing and operating historic military aircraft acquired from the federal government and other sources, making such aircraft airworthy, and putting such aircraft on display to the public for educational purposes;

(15) Property that is owned by a historical fraternal benefit association and which is used exclusively for charitable, fraternal, and benevolent purposes. As used in this paragraph, the term “fraternal benefit association” means any organization qualified as an exempt organization under the United States Internal Revenue Code of 1954, Section 501(c)(10), as amended, where such organization has a representative form of government and a lodge system with a ritualistic form of work for the meeting of its chapters or other subordinate bodies and whose founding organization received its charter from the General Assembly of Georgia prior to January 1, 1880; and

(16) All real property owned by a purely public charity, if such charity is exempt from taxation under Section 501(c)(3) of the federal Internal Revenue Code and such real property is held exclusively for the purpose of building or repairing single-family homes to be financed by such charity to individuals using loans that shall not bear interest. If any portion of such real property is not financed without interest by such charity to an individual purchasing a

single-family home then the full amount of all ad valorem taxes exempted for such property pursuant to this paragraph shall become due and payable.

(b) The exemptions provided for in this Code section which refer to colleges, nonprofit hospitals, incorporated academies, or other seminaries of learning shall only apply to those colleges, nonprofit hospitals, incorporated academies, or other seminaries of learning which are open to the general public.

(c) The property exempted by this Code section, excluding property exempted by paragraph (1) of subsection (a) of this Code section, shall not be used for the purpose of producing private or corporate profit and income distributable to shareholders in corporations owning such property or to other owners of such property, and any income from such property shall be used exclusively for religious, educational, and charitable purposes or for either one or more of such purposes and for the purpose of maintaining and operating such religious, educational, and charitable institutions.

(d) (1) Except as otherwise provided in paragraph (2) of this subsection, this Code section, excluding paragraph (1) of subsection (a) of this Code section, shall not apply to real estate or buildings which are rented, leased, or otherwise used for the primary purpose of securing an income thereon and shall not apply to real estate or buildings which are not used for the operation of religious, educational, and charitable institutions. Donations of property to be exempted shall not be predicated upon an agreement, contract, or other instrument that the donor or donors shall receive or retain any part of the net or gross income of the property.

(2) With respect to paragraph (4) of subsection (a) of this Code section, a building which is owned by a charitable institution that is otherwise qualified as a purely public charity and that is exempt from taxation under Section 501(c)(3) of the federal Internal Revenue Code and which building is used by such charitable institution exclusively for the charitable purposes of such charitable institution, and not more than 15 acres of land on which such building is located, may be used for the purpose of securing income so long as such income is used exclusively for the operation of that charitable institution.

Places of Religious Worship

Construction of term “religious worship.” —

Words “religious worship” import a concept of a congregation assembling in a place open to the public to honor the Deity through reverence and homage. *Leggett v. Macon Baptist Ass’n*, 232 Ga. 27, 205 S.E.2d 197, 1974 Ga. LEXIS 848 (1974).

Unorthodoxy will not serve to disqualify a religious group from tax exemption, as long as the group holds a sincere and meaningful belief in God occupying in the life of its possessors a place parallel to that occupied by God in traditional religions, and dedicates itself to the practice of that belief. *Roberts v. Ravenwood Church of Wicca*, 249 Ga. 348, 292 S.E.2d 657, 1982 Ga. LEXIS 1072 (1982).

What constitutes a place of religious worship. —

A building is not necessary for a place to qualify as a place of worship. Neither is it necessary for a complete congregation to hold regularly scheduled services at one location. All one must show is that the property is used exclusively as a “place of religious worship.” *Columbus, Ga., By Bd. of Tax Assessors v. Outreach For Christ, Inc.*, 241 Ga. 2, 243 S.E.2d 42 (1978) disapproved to the extent that it suggests that property must be used exclusively, rather than primarily, for religious worship in order to qualify for tax exemption *Roberts v. Ravenwood Church of Wicca*, 249 Ga. 348, 292 S.E.2d 657 (1982).

A place of public worship is not necessarily a church, nor is the term synonymous with a church. In the connection in which the words are used, the words mean the gathering of individuals for public worship, at whatever place the individuals may be, whether in the open air, under a tent, beneath an arbor, in a warehouse, and sometimes in an opera house. *Roberts v. Atlanta Baptist Ass’n*, 240 Ga. 503, 241 S.E.2d 224, 1978 Ga. LEXIS 784 (1978).

Mere absence of some element of worship does not, alone or automatically, negative the place as a place of religious worship. *Roberts v. Atlanta Baptist Ass’n*, 240 Ga. 503, 241 S.E.2d 224, 1978 Ga. LEXIS 784 (1978).

Only church properties enumerated in this statute are exempt from taxes, and all references to income relate solely to such exempted property. *Church of God of Union Ass’y, Inc. v. City of Dalton*, 216 Ga. 659, 119 S.E.2d 11, 1961 Ga. LEXIS 304 (1961).

Primary use of property determines exempt status. —

In applying the exemption authorized by Ga. Const. 1945, Art. VII, Sec. I, Para. IV (see now Ga. Const. 1983, Art. VII, Sec. II, Para. I-IV) and former Code 1933, § 92-201 (see now O.C.G.A. § 48-5-41) to the facts in the individual case, the court must look to the use of the property, not merely the property’s ownership, and must also look to the primary use of the property to determine whether the property is exempt from taxation. *Leggett v. Macon Baptist Ass’n*, 232 Ga. 27, 205 S.E.2d 197, 1974 Ga. LEXIS 848 (1974).

Trial court’s determination that a ministry was not entitled to the “place of religious worship” and “property owned and operated exclusively by a church” exemptions under O.C.G.A. § 48-5-41 was clearly erroneous as the trial court should have made a separate determination of exemption as to those portions of the ministry’s property that were used primarily for a home for the elderly from those parts of the parcels of property which were primarily used as a place of religious worship; the exemption for a “place of religious worship” depended upon the primary purposes for which that property was used, which was shown to be within the exemption. *Lamad Ministries, Inc. v. Dougherty County Bd. of Tax Assessors*, 268 Ga. App. 798, 602 S.E.2d 845, 2004 Ga. App. LEXIS 1023 (2004).

Use of property, not ownership, determines exemption status. —

Court of Appeals of Georgia finds no statutory requirement that the owner be the user of the property when dealing with a place of religious worship tax exemption; rather, it is the use of the property that governs the analysis of religious worship tax exemptions. *DeKalb County Bd. of Tax Assessors v. Presbytery of Greater Atlanta, Inc.*, 320 Ga. App. 312, 739 S.E.2d 764, 2013 Ga. App. LEXIS 176 (2013).

Trial court properly granted a property owner summary judgment because the non-cemetery portion of the property at issue qualified for a religious tax exemption under O.C.G.A. § 48-5-41(a)(2.1)(A) since no profit was realized from the lease of the property to another religious non-profit corporation. *DeKalb County Bd. of Tax Assessors v. Presbytery of Greater Atlanta, Inc.*, 320 Ga. App. 312, 739 S.E.2d 764, 2013 Ga. App. LEXIS 176 (2013).

Recreational facilities on land used for religious worship. —

Land owned by a religious association was exempt from taxation as a place of religious worship, since, although recreational facilities on the property were secular in nature and fees were charged for their use, such use was shown to be intimately connected and intertwined with the religious activities to which the property was primarily dedicated. *Pickens County Bd. of Tax Assessors v. Atlanta Baptist Ass'n*, 191 Ga. App. 260, 381 S.E.2d 419, 1989 Ga. App. LEXIS 548 (1989).

Exemption of property used primarily for profit or purposes other than operation of institution. —

When church property is used primarily for either profit or purposes other than the operation of the institution, that property is not exempt from taxes. The fact that the property is used to make profit which will in turn be given or used by the church for church purposes in no degree confers tax exemption thereupon. *Church of God of Union Ass'y, Inc. v. City of Dalton*, 216 Ga. 659, 119 S.E.2d 11, 1961 Ga. LEXIS 304 (1961).

Exemption primarily applies to buildings where public religious services are held. —

Exemptions from taxation of places of religious worship, unless stated otherwise, are intended primarily to apply to buildings where congregations come together in a public forum for religious services. *Leggett v. Macon Baptist Ass'n*, 232 Ga. 27, 205 S.E.2d 197, 1974 Ga. LEXIS 848 (1974).

When only a portion of a building is used for tax-exempt purpose, comparative value of portion used for tax-exempt purpose should be distinguished from remainder, with only that part used for tax-exempt purpose being spared taxation. *Roberts v. Ravenwood Church of Wicca*, 249 Ga. 348, 292 S.E.2d 657, 1982 Ga. LEXIS 1072 (1982).

Fact that residents of place of religious worship are charged a rental toward operating expenses does not destroy the religious nature of an otherwise religious institution. *Roberts v. Ravenwood Church of Wicca*, 249 Ga. 348, 292 S.E.2d 657, 1982 Ga. LEXIS 1072 (1982).

Test of whether requirements for exemption met. —

Church falls squarely within statutory and constitutional exemptions when no dividends, income, or profits have been, or will be, distributable for profit or personal gain, since the property upon which the execution has been levied is a place of religious worship, used in maintaining and operating a church, since the income derived therefrom is used exclusively for religious purposes, and since the primary purpose of such real estate is not that of securing an income thereon, but of providing a meeting place and quarters for members of affiliate churches. *Church of God v. City of Dalton*, 213 Ga. 76, 97 S.E.2d 132, 1957 Ga. LEXIS 306 (1957).



BOARD OF ASSESSORS

Consider the approval for exempt properties. WELLSTAR HEALTH SYSTEM, INC. 047B-01-042 023-15-005 023-15-003

Requesting Agency

Spalding County Tax Assessors

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

ATTACHMENTS:

[48-5-41 - non-profit hospital.pdf](#)

48-5-41. Exempt property.

(a) The following property shall be exempt from all ad valorem property taxes in this state:

(1) (A) Except as provided in this paragraph, all public property.

(B) No public real property which is owned by a political subdivision of this state and which is situated outside the territorial limits of the political subdivision shall be exempt from ad valorem taxation unless the property is:

(i) Developed by grading or other improvements to the extent of at least 25 percent of the total land area and facilities are located on the property which are actively used for a public or governmental purpose;

(ii) Three hundred acres or less in area;

(iii) Located inside a county embracing all or part of a municipality owning such property; or

(iv) That portion of any real property which has been designated as a watershed by the United States Soil and Water Conservation Service and used as a watershed by the political subdivision owning the property.

(C) Property which is owned by and used exclusively as the general state headquarters of a nonprofit corporation organized for the primary purpose of encouraging cooperation between parents and teachers to promote the education and welfare of children and youth, notwithstanding the fact that such nonprofit corporation may derive income from fees or dues paid by persons, organizations, or associations to affiliate with such nonprofit corporation, shall be considered to be an extension of the public schools of this state and such property shall be considered to be public property within the meaning of this paragraph.

(D) Property which is held by a Georgia nonprofit corporation whose income is exempt from federal income tax pursuant to Section 115 of the Internal Revenue Code of 1986 and held exclusively for the benefit of a county, municipality, or school district shall be considered to be public property within the meaning of this paragraph.

(E) Property which qualifies as a public-private transportation project pursuant to Code Section 32-2-80 which property is owned or leased by the state, a state agency, or another governmental entity and which is developed, operated, or held by a private partner shall be considered to be public property within the meaning of this paragraph.

(F) All interests in property on a campus of the Board of Regents of the University

System of Georgia primarily used for student housing or parking held by a private party that is contractually obligated to operate such property primarily for the use or benefit of a public college or university shall be considered to be public property within the meaning of this paragraph, provided that such interest of the private party resulted from a competitive procurement.

(2) All places of burial;

(2.1) (A) All places of religious worship.

(B) All property owned by and operated exclusively as a church, an association or convention of churches, a convention mission agency, or as an integrated auxiliary of a church or convention or association of churches, when such entity is qualified as an exempt religious organization under Section 501(c)(3) of the Internal Revenue Code of 1986, as amended, and such property is used in a manner consistent with such exemption under Section 501(c)(3) of the Internal Revenue Code of 1986, as amended;

(3) All property owned by religious groups and used only for single-family residences when no income is derived from the property;

(4) All institutions of purely public charity;

(5) (A) All property of nonprofit hospitals used in connection with their operation when the hospitals have no stockholders, have no income or profit which is distributed to or for the benefit of any private person, and are subject to the laws of this state regulating nonprofit or charitable corporations.

(B) Property exempted pursuant to this paragraph shall not include property of a nonprofit hospital held primarily for investment purposes or used for purposes unrelated to:

(i) Providing of patient care;

(ii) Providing and delivery of healthcare services; or

(iii) Training and education of physicians, nurses, and other healthcare personnel;

(6) All buildings erected for and used as a college, incorporated academy, or other seminary of learning;

(7) All funds or property held or used as endowment by colleges, nonprofit hospitals, incorporated academies, or other seminaries of learning when the funds or property are not invested in real estate;



BOARD OF ASSESSORS

Consider the approval of a 2024 Surviving Spouse of a Disabled Veteran homestead exemption. ELVAREE ISON 116A-02-016

Requesting Agency

Spalding County Tax Assessors

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

ATTACHMENTS:

Consider the approval of a new Conservation Use Valuation Assessment application. TINA MOBLEY 226-01-018C, 5.93 ACRES 226-01-018B, 5.14 ACRES 226-01-018F, 5.01 ACRES

Requesting Agency
Spalding County Tax Assessors

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

ATTACHMENTS:

[CUVA - NEW - MOBLEY 226-01-018B.pdf](#)

[CUVA - NEW - MOBLEY 226-01-018C.pdf](#)

[CUVA - NEW - MOBLEY 226-01-018F.pdf](#)

SPALDING COUNTY
BOARD OF TAX ASSESSORS
419 EAST SOLOMON ST.
GRIFFIN, GEORGIA 30223

PT283A Rev. 2/15

**APPLICATION AND QUESTIONNAIRE FOR CURRENT USE
ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY**

To the Board of Tax Assessors of Spalding County: In accordance with the provisions of O.C.G.A. § 48-5-7.4, I submit this application and the completed questionnaire on the back of this application for consideration of current use assessment on the property described herein. Along with this application, I am submitting the fee of the Clerk of Superior Court for recording such application if approved.

Name of owner (individual(s), family owned farm entity, trust, estate, non-profit conservation organization or club) – The name of each individual and the percentage interest of each must be listed on the back of this application. For special rules concerning Family Farm Entities and the maximum amount of property that may be entered into a covenant, please consult the County Board of Tax Assessors

MOBLEY TINA SPOON

Owner's mailing address 410 HEREFORD FARM RD		City, State, Zip GRIFFIN, GA 30224	Number of acres included in this application. Agricultural Land: _____ Timber Land: _____
Property location (Street, Route, Hwy, etc.) 450 HEREFORD FARM RD		City, State, Zip of Property: GRIFFIN, GA 30224	Covenant Acres 0.00 Total Acres 5.14
District 03	Land Lot 073	Sublot & Block	Recorded Deed Book/Page 5333 89
List types of storage and processing buildings:			

AUTHORIZED SIGNATURE

I, the undersigned, do hereby solemnly swear, covenant and agree that all the information contained above, as well as the information provided on the questionnaire, is true and correct to the best of my knowledge and that the above described property qualifies under the ownership and land use provisions of O.C.G.A. § 48-5-7.4. I further swear that I am authorized to sign this application on behalf of the owner(s) making application and that I have shown the percentage interest for each of the individuals having an ownership right to this property on the back of this application form. I am also aware that certain penalty provisions are applicable if this covenant is breached.

Tina Spoon Mobley
Signature of Taxpayer or Taxpayer's Authorized Representative

01/05/2026
Date Application Filed

Signature of Taxpayer or Taxpayer's Authorized Representative
(Please have additional taxpayers sign on reverse side of application)

Sworn to and subscribed before me this *5* day of *JAN*, 2026
Mary Beth Bernier Notary Public

If denied, Georgia law O.C.G.A. § 48-5-7.4 provides that the applicant may appeal in the same manner as other property appeals are made pursuant to O.C.G.A. § 48-5-311.

FOR TAX ASSESSORS USE ONLY

MAP & PARCEL NUMBER 226 01018B	TAX DISTRICT 03	TAXPAYER ACCOUNT NUMBER 17198	YEAR COVENANT: Begin: Jan 1, 2026 Ends: Dec 31, 2035
If transferred from Preferential Agricultural Assessment, provide date of transfer: _____	If applicable, covenant is a renewal for tax year: Begin: Jan 1, _____ Ends: Dec 31, _____ Pursuant to O.C.G.A. § 48-5-7.4(d) a taxpayer may enter into a renewal contract in the 9th year of a covenant period so that the contract is continued without a lapse for an additional 10 years.		If applicable, covenant is a continuation for tax year: Begin: Jan 1, _____ Ends: Dec 31, _____ If continuing a covenant where part of the property has been transferred, list Original Covenant Map and Parcel Number: _____

Approved: _____ Date: _____
Board of Tax Assessors Date

Denied: _____ Date: _____ If denied, the County Board of Tax Assessors shall issue a notice to the taxpayer in the same manner as all other notices are issued pursuant to O.C.G.A. Section 48-5-306.

ALL APPLICANTS, other than single titled owners, must list below each individual's name that owns a beneficial interest in the property described in this application, the percentage interest of each, the relationship of each (if the applicant is a family farm entity), and all other information applicable to this application.

Each Person's Name having any beneficial interest in the property described in this application. (If this form does not contain sufficient lines to list all owners, please attach list providing all information requested for each individual.)	Relationship (complete only if application is for a family farm entity)	Percent interest owned in property in <u>this application</u> only	Counties where you own interest in property under other covenants and total acres in other conservation use covenants	Each owner's percent interest owned and number of acres owned by each under other covenants
Name / Relationship		County	Total Acres	% Interest / No of Acres
		N/A	N/A	

Check Appropriate Ownership Type:

- ☒ One or more natural or naturalized citizens.
- ☐ An estate of which the devisees or heirs are one or more natural or naturalized citizens.
- ☐ A trust of which the beneficiaries are one or more natural or naturalized citizens.
- ☐ A family owned farm entity (e.g., a family corporation, family partnership, family general partnership, family limited partnership, family limited corporation or family limited liability company. Percent (%) of gross income from bona fide conservation uses. _____ (including earnings on investments directly related to past or future bona fide conservation uses, within this state within the year immediately preceding the year in which eligibility is sought (include supporting tax records); provided, however, that in the case of a newly formed family farm entity, an estimate of the income of such entity may be used to determine its eligibility (include supporting estimate records.))
- ☐ Nonprofit conservation organization designated as a 501(c)(3) organization under the Internal Revenue Code. (Provide copy of IRS determination letter/charter with application.)
- ☐ Bona fide club organized for pleasure, recreation, and other nonproftable purposes pursuant to Section 501(c)(7) of the Internal Revenue Code. (Provide copy of IRS determination letter/charter with application.)

Check All Bona fide uses that apply and the percentage use, as they relate to the property described in this application.

- ☐ Raising, harvesting, or storing crops % _____
- ☐ Feeding, breeding, or managing livestock or poultry % _____
- ☐ Producing plants, trees, fowl, or animals (including the production of fish or wildlife) % _____
- ☒ Wildlife habitat of not less than ten (10) acres of wildlife habitat (either in its natural state or under management; no form of commercial fishing or fish production shall be considered a type of agriculture); % 85 (see board of tax assessors for appropriate documentation in accordance with O.C.G.A. Section 48-5-7.4(b)(2))
- ☐ Production of aquaculture, horticulture, floriculture, forestry, dairy, livestock, poultry, and apiarian products % _____
- ☐ Other _____

- ☐ Yes ☒ No Is this property or any portion thereof, currently being leased? (If yes, list the name of the person or entity and briefly explain how the property is being used by the lessee, as well as the percentage of the property leased.)
- ☐ Yes ☒ No Are there other real property improvements located on this property other than the storage and processing buildings listed on the front of this application? If yes, briefly list and describe these real property improvements.
- ☐ Yes ☒ No Are there any restrictive covenants currently affecting the property described in this application? If yes, please explain.
- ☐ Yes ☒ No Are there any deed restrictions on this property? If yes, please list the restrictions.
- ☒ Yes ☐ No Does the current zoning on this property allow agricultural use? If no, please explain.
- ☐ Yes ☒ No Is there any type business operated on this property? If yes please indicate business name & type of business.

* If this application is for property that is less than 10 acres in size, a taxpayer must submit additional relevant records providing proof of bona fide agricultural use.

* Although not required, the applicant(s) for a property having more than 10 acres may wish to provide additional information to assist the board of assessors in making their determination. This information may include:

(1) Plans or programs for the production of agricultural and timber products, (2) Evidence of participation in a government subsidy program for crops or timber. (3) Receipts that substantiate a bona fide conservation use, such as receipts for feed, equipment, etc. (4) Income tax records, such as copies of a previously filed Federal Schedule F or the appropriate entity return (e.g., Federal Form 1065, 1120, etc.)

* The Board of Tax Assessors can only deny an application if the use of the property does not meet the definition of bona fide agricultural property or if the ownership of the property is not in compliance with O.C.G.A. § 48-5-7.4.

APPLICATION FOR RELEASE OF CURRENT USE ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY

I, the owner of the above described property, having satisfied all applicable taxes and penalties associated with the covenant above, do hereby file this application for release of current use assessment with the county board of tax assessors. Pursuant to O.C.G.A. § 48-5-7.4(w), no fee is required for the clerk of superior court to file and index this release in the real property records of the clerk's office.

Sworn to and subscribed before me
This ____ day of _____, _____

Taxpayer's Authorized Signature

Approved by: Board of Tax Assessors

Notary Public

Date Filed

Date Approved

226 01018B		2026 Spalding County Board of Assessors				1/20/2026 8:42:46 AM Acct # 17198 tlong	
Owner Information		General Property Information				Values	
MOBLEY TINA SPOON 410 HEREFORD FARM RD GRIFFIN, GA 30224		SITUS	450 HEREFORD FARM RD			Imp Val	4,355
		LEGAL	5.140 AC. HEREFORD FARM ROAD			Acc Val	700
		Tax District	SPALDING COUNTY	GMD	1066	Homestead	S0
		Total Acres	5.14	LL	073	No Covenant	0
		Zoning	AR-1	LD	03	Acc/Des	2C - .000000
		Unit	Return Value			0	
Topography - 1.00		Wetlands - 1.00		Shape - 1.00		Easements - 1.00	
				External - 1.00		Assemblage - 1.00	
						Unpaved Road - 1.00	
						12822 - 1.00	

SALES INFORMATION

Grantee	Grantor	Date	Deed Book	Plat Book	Saleprice	CS	Mkt Value	Reason
MOBLEY TINA SPOON	ESTATE OF DAVID R SPOON	06/16/2025	5333 89	22 197		0 R1		0 ES

LAND INFORMATION

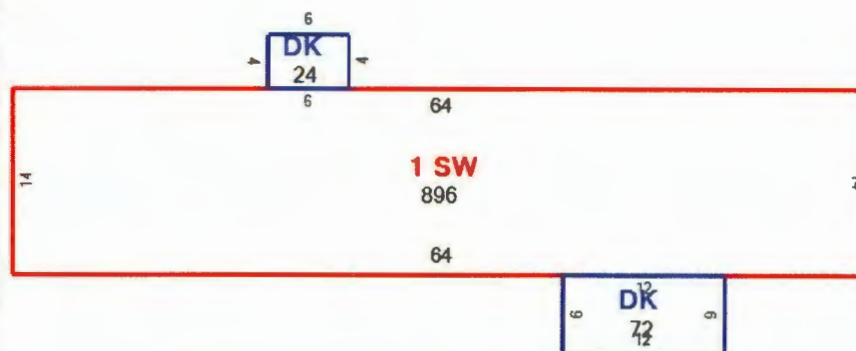
CS	Code / Description	Method	Units	Depth	From Front	Depth Table	Depth Factor	Unit Value	Adj Unit	Adj	Value
R4	822 Hereford Farm/Ellis Dairy Rds	Acre	5.14	0	0			14,000.00	14,000.00	1.00	62,384

ACCESSORY IMPROVEMENTS - 226 01018B

CS	Descrip	Dim1	Dim2	Units	Year	Grade	Depr	Ovr D	Pcom	Func	Econ	Neigh	IDnits	Value	Photo ?
R6	Storage/Utility Bldg	6	12	72	1995	0.00	0.22	0.00	1.00	1.00	1.00	1.00	0.00	600	True
R6	Storage/Utility Bldg	12	14	168	1995	0.00	0.22	0.00	1.00	1.00	1.00	1.00	0.00	100	True

RES IMP - 226 01018B			
Impr Key	26210	Tip Out/Addn	0 x 0 0
PIN	226 01018B	Lot Number	450
Account #	3429	RCN	58,240
Serial #	4963	Eff Year Built	
Decal Year	2005	Phy Depr	0.20
Decal Number	0919	Ovr Phy Depr	0.00
Year Built / Size	1987 14 x 64	Func Obsol	1.00
HUD Tag		Econ Obsol	0.00
MFG	SUN BELT INC	Value	3,403
Model	SUN BELT (SGL/MULTI)	Value Type	Override
Class	AV	Addon Value	952
Exterior Wall	Wood	FMV	4,355
Roofing	Asphalt Shingle	NADA Condition	A
Foundation	Piers		
Heat / Air	Central Heat/AC		
Fireplace			
Condition	Average		
Full Baths	1		
Half Baths	0		
Story Height	1		

Mfg Housing Add-ons						
Type	Size	Area	YEAR	DEPR	GRADE	VALUE
Deck - Wood	4x6	24	1995	0.60	0.75	238
Deck - Wood	6x12	72	1995	0.60	0.75	714





2026/01/21



Overview



Legend

- Parcels
- Roads

Parcel ID 226 01018F
 Class Code Agricultural
 Taxing District SPALDING COUNTY
 Acres 5.01

Owner MOBLEY TINA SPOON
 410 HEREFORD FARM RD
 GRIFFIN, GA 30224
 Physical Address 410 HEREFORD FARM RD
 Assessed Value Value \$280657
 Land Value Value \$61656

Last 2 Sales			
Date	Price	Reason	Qual
6/16/2025	0	GF	U
5/8/2006	0	XX	U

(Note: Not to be used on legal documents)

Date created: 1/23/2026
 Last Data Uploaded: 1/23/2026 7:30:03 AM

Developed by **SCHNEIDER**
 GEOSPATIAL

3 Contiguous parcels total 16.08 acres



Overview



Legend

Parcels

Roads

Flood Map

A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.

AE - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations (BFE).

VE: Coastal SFHA with BFE & velocity wave action - Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

X: 500 Year Flood - Areas of 0.2% annual chance flood

Parcel ID 226 01018B
Class Code Residential
Taxing District SPALDING COUNTY
Acres 5.14

Owner MOBLEY TINA SPOON
410 HEREFORD FARM RD
GRIFFIN, GA 30224
Physical Address 450 HEREFORD FARM RD
Assessed Value Value \$67439
Land Value Value \$62384

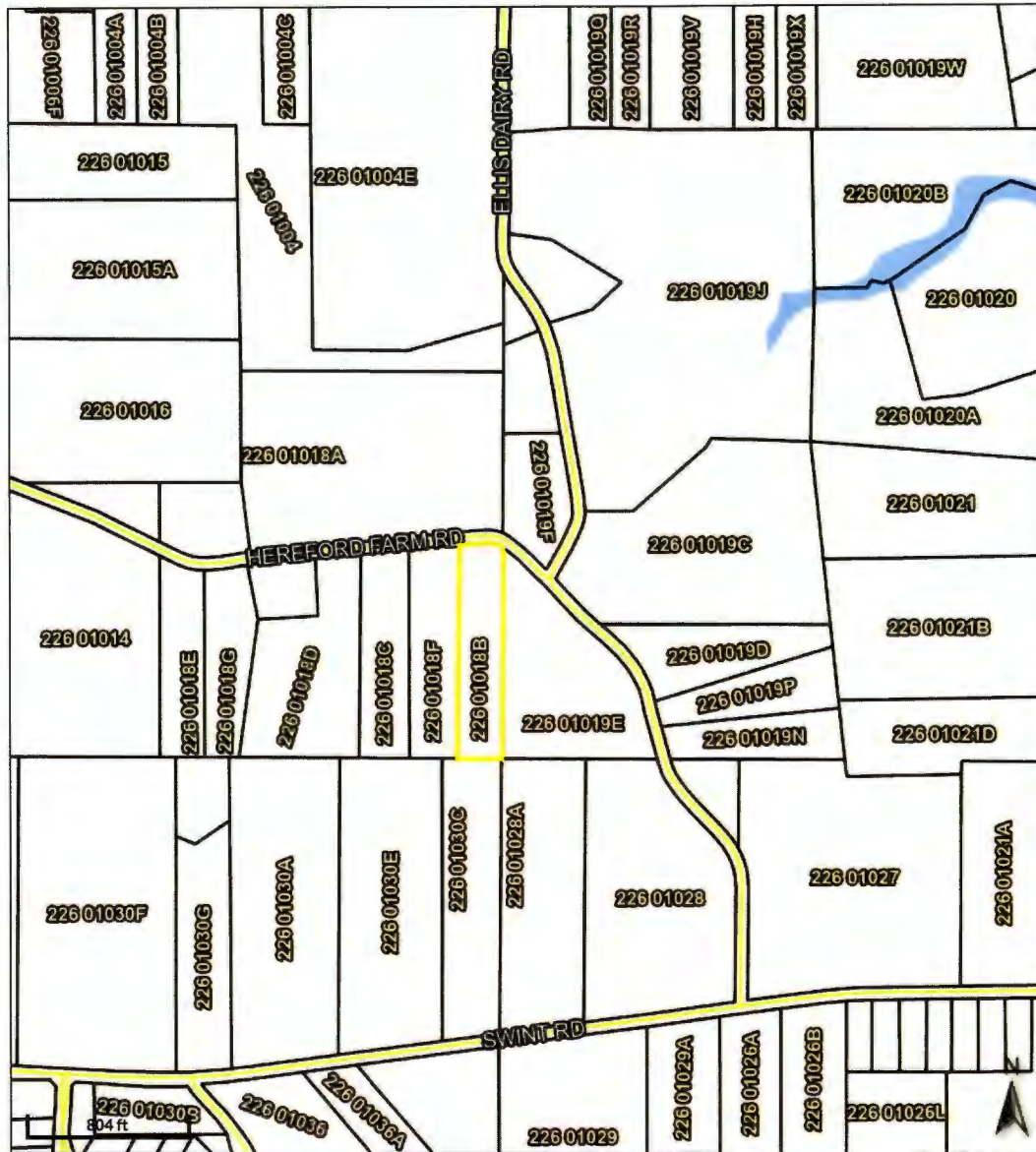
Last 2 Sales
Date Price Reason Qual
6/16/2025 0 ES U
n/a 0 n/a n/a

(Note: Not to be used on legal documents)

Date created: 1/5/2026

Last Data Uploaded: 1/5/2026 6:17:41 AM

Developed by **SCHNEIDER**
GEOSPATIAL



Overview



Legend

- Parcels
- Roads

Flood Map

- A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.
- AE - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations (BFE).
- VE: Coastal SFHA with BFE & velocity wave action - Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.
- X: 500 Year Flood - Areas of 0.2% annual chance flood

Date created: 1/5/2026

Last Data Uploaded: 1/5/2026 6:17:41 AM

Developed by **SCHNEIDER**
GEO SPATIAL





Search

Search by PARCELS -

226 010188

Search results (1)

Options -

parcel_id: 226 010188



2026/01/21

**SPALDING COUNTY
BOARD OF TAX ASSESSORS
419 EAST SOLOMON ST.
GRIFFIN, GEORGIA 30223**

PT283A Rev. 2/15

**APPLICATION AND QUESTIONNAIRE FOR CURRENT USE
ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY**

To the Board of Tax Assessors of Spalding County: In accordance with the provisions of O.C.G.A. § 48-5-7.4, I submit this application and the completed questionnaire on the back of this application for consideration of current use assessment on the property described herein. Along with this application, I am submitting the fee of the Clerk of Superior Court for recording such application if approved.

Name of owner (individual(s), family owned farm entity, trust, estate, non-profit conservation organization or club) – The name of each individual and the percentage interest of each must be listed on the back of this application. For special rules concerning Family Farm Entities and the maximum amount of property that may be entered into a covenant, please consult the County Board of Tax Assessors

MOBLEY TINA SPOON

Owner's mailing address 410 HEREFORD FARM RD		City, State, Zip GRIFFIN, GA 30224	Number of acres included in this application. Agricultural Land: _____ Timber Land: _____
Property location (Street, Route, Hwy, etc.) 400 HEREFORD FARM RD		City, State, Zip of Property: GRIFFIN, GA 30224	Covenant Acres 0.00 Total Acres 5.93
District 03	Land Lot 073	Sublot & Block	Recorded Deed Book/Page 5333 85
List types of storage and processing buildings:			

AUTHORIZED SIGNATURE

I, the undersigned, do hereby solemnly swear, covenant and agree that all the information contained above, as well as the information provided on the questionnaire, is true and correct to the best of my knowledge and that the above described property qualifies under the provisions of O.C.G.A. § 48-5-7.4. I further swear that I am authorized to sign this application on behalf of the owner(s) making application and that I have shown the percentage interest for each of the individuals having an ownership right to this property on the back of this application form. I am also aware that certain penalty provisions are applicable if this covenant is breached.

Tina Spoon Mobley
Signature of Taxpayer or Taxpayer's Authorized Representative

01/05/2026
Date Application Filed

Signature of Taxpayer or Taxpayer's Authorized Representative
(Please have additional taxpayers sign on reverse side of application)

5 day of *JAN*, 2026
Notary Public

If denied, Georgia law O.C.G.A. § 48-5-7.4 provides that the applicant may appeal in the same manner as other property appeals are made pursuant to O.C.G.A. § 48-5-311.

FOR TAX ASSESSORS USE ONLY

MAP & PARCEL NUMBER 226 01018C	TAX DISTRICT 03	TAXPAYER ACCOUNT NUMBER 17199	YEAR COVENANT: Begin: Jan 1, 2026 Ends: Dec 31, 2035
If transferred from Preferential Agricultural Assessment, provide date of transfer: _____	If applicable, covenant is a renewal for tax year: Begin: Jan 1, _____ Ends: Dec 31, _____ Pursuant to O.C.G.A. § 48-5-7.4(d) a taxpayer may enter into a renewal contract in the 9th year of a covenant period so that the contract is continued without a lapse for an additional 10 years.		If applicable, covenant is a continuation for tax year: Begin: Jan 1, _____ Ends: Dec 31, _____ If continuing a covenant where part of the property has been transferred, list Original Covenant Map and Parcel Number: _____

Approved: _____ Date: _____
Board of Tax Assessors Date

Denied: _____ Date: _____ If denied, the County Board of Tax Assessors shall issue a notice to the taxpayer in the same manner as all other notices are issued pursuant to O.C.G.A. Section 48-5-306.

ALL APPLICANTS, other than single titled owners, must list below each individual's name that owns a beneficial interest in the property described in this application, the percentage interest of each, the relationship of each (if the applicant is a family farm entity), and all other information applicable to this application.

Each Person's Name having any beneficial interest in the property described in this application. (If this form does not contain sufficient lines to list all owners, please attach list providing all information requested for each individual.)	Relationship (complete only if application is for a family farm entity)	Percent interest owned in property in <u>this application</u> only	Counties where you own interest in property under other covenants and total acres in other conservation use covenants	Each owner's percent interest owned and number of acres owned by each under other covenants
Name / Relationship		County	Total Acres	% Interest / No of Acres
		N/A	N/A	

Check Appropriate Ownership Type:

- ☒ One or more natural or naturalized citizens.
- ☐ An estate of which the devisees or heirs are one or more natural or naturalized citizens.
- ☐ A trust of which the beneficiaries are one or more natural or naturalized citizens.
- ☐ A family owned farm entity (e.g., a family corporation, family partnership, family general partnership, family limited partnership, family limited corporation or family limited liability company. Percent (%) of gross income from bona fide conservation uses. _____ (including earnings on investments directly related to past or future bona fide conservation uses, within this state within the year immediately preceding the year in which eligibility is sought (include supporting tax records); provided, however, that in the case of a newly formed family farm entity, an estimate of the income of such entity may be used to determine its eligibility (include supporting estimate records).)
- ☐ Nonprofit conservation organization designated as a 501(c)(3) organization under the Internal Revenue Code. (Provide copy of IRS determination letter/charter with application.)
- ☐ Bona fide club organized for pleasure, recreation, and other nonprofitable purposes pursuant to Section 501(c)(7) of the Internal Revenue Code. (Provide copy of IRS determination letter/charter with application.)

Check All Bona fide uses that apply and the percentage use, as they relate to the property described in this application.

- ☐ Raising, harvesting, or storing crops % _____
- ☐ Feeding, breeding, or managing livestock or poultry % _____
- ☐ Producing plants, trees, fowl, or animals (including the production of fish or wildlife) % _____
- ☒ Wildlife habitat of not less than ten (10) acres of wildlife habitat (either in its natural state or under management; no form of commercial fishing or fish production shall be considered a type of agriculture); % 85 (see board of tax assessors for appropriate documentation in accordance with O.C.G.A. Section 48-5-7.4(b)(2))
- ☐ Production of aquaculture, horticulture, floriculture, forestry, dairy, livestock, poultry, and apian products % _____
- ☐ Other _____

- ☒ Yes ☐ No Is this property or any portion thereof, currently being leased? (If yes, list the name of the person or entity and briefly explain how the property is being used by the lessee, as well as the percentage of the property leased.)
- ☒ Yes ☐ No Are there other real property improvements located on this property other than the storage and processing buildings listed on the front of this application? If yes, briefly list and describe these real property improvements.
- ☒ Yes ☐ No Are there any restrictive covenants currently affecting the property described in this application? If yes, please explain.
- ☒ Yes ☐ No Are there any deed restrictions on this property? If yes, please list the restrictions.
- ☒ Yes ☐ No Does the current zoning on this property allow agricultural use? If no, please explain.
- ☒ Yes ☐ No Is there any type business operated on this property? If yes please indicate business name & type of business.

• If this application is for property that is less than 10 acres in size, a taxpayer must submit additional relevant records providing proof of bona fide agricultural use.

• Although not required, the applicant(s) for a property having more than 10 acres may wish to provide additional information to assist the board of assessors in making their determination. This information may include:

(1) Plans or programs for the production of agricultural and timber products. (2) Evidence of participation in a government subsidy program for crops or timber. (3) Receipts that substantiate a bona fide conservation use, such as receipts for feed, equipment, etc. (4) Income tax records, such as copies of a previously filed Federal Schedule F or the appropriate entity return (e.g., Federal Form 1065, 1120, etc.)

• The Board of Tax Assessors can only deny an application if the use of the property does not meet the definition of bona fide agricultural property or if the ownership of the property is not in compliance with O.C.G.A. § 48-5-7.4.

APPLICATION FOR RELEASE OF CURRENT USE ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY

I, the owner of the above described property, having satisfied all applicable taxes and penalties associated with the covenant above, do hereby file this application for release of current use assessment with the county board of tax assessors. Pursuant to O.C.G.A. § 48-5-7.4(w), no fee is required for the clerk of superior court to file and index this release in the real property records of the clerk's office.

Sworn to and subscribed before me

This ____ day of _____, _____

Taxpayer's Authorized Signature

Approved by: Board of Tax Assessors

Notary Public

Date Filed

Date Approved

226 01018C		2026 Spalding County Board of Assessors				1/20/2026 8:43:44 AM Acct # 17199 tlong					
Owner Information		General Property Information				Values					
MOBLEY TINA SPOON 410 HEREFORD FARM RD GRIFFIN, GA 30224		SITUS		400 HEREFORD FARM RD		Imp Val		0			
		LEGAL		TR B HEREFORD FARM RD 5.929 AC - PB 22/197		Acc Val					
		Tax District		SPALDING COUNTY	GMD	1066	Homestead	S0	Land Val	66,808	
		Total Acres		5.93	LL	073	No Covenant	0	2025 : 66,808	2024 : 66,808	
		Zoning			LD	03	Acc/Des	2C - .000000	2023 : 66,808	2022 : 37,412	
		Unit				Return Value	0				
Topography - 1.00 Wetlands - 1.00 Shape - 1.00 Easements - 1.00 External - 1.00 Assemblage - 1.00 Unpaved Road - 1.00 12822 - 1.00											
SALES INFORMATION											
Grantee		Grantor		Date	Deed Book	Plat Book	Saleprice	CS	Mkt Value	Reason	
MOBLEY TINA SPOON		ESTATE OF DAVID R SPOON		06/16/2025	5333 85	22 197		0 A4		0 ES	
SPOON DAVID R & TINA S MOBLEY		NICHOLLS BETTY J		03/10/2009	3338 135			0 A4		0 LA	
LAND INFORMATION											
CS	Code / Description	Method	Units	Depth	From Front	Depth Table	Depth Factor	Unit Value	Adj Unit	Adj	Value
A4	822 Hereford Farm/Ellis Dairy Rds	Acre	5.93	0	0			14,000.00	14,000.00	1.00	66,808



Parcel ID 226 01018F
 Class Code Agricultural
 Taxing District SPALDING COUNTY
 Acres 5.01

Owner MOBLEY TINA SPOON
 410 HEREFORD FARM RD
 GRIFFIN, GA 30224
 Physical Address 410 HEREFORD FARM RD
 Assessed Value Value \$280657
 Land Value Value \$61656

Last 2 Sales			
Date	Price	Reason	Qual
6/16/2025	0	GF	U
5/8/2006	0	XX	U

(Note: Not to be used on legal documents)

Date created: 1/23/2026
 Last Data Uploaded: 1/23/2026 7:30:03 AM

Developed by **SCHNEIDER**
 GEOSPATIAL

3 Contiguous parcels total 16.08 acres



Overview



Legend

- Parcels
- Roads

Flood Map

- A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.
- AE - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations (BFE).
- VE: Coastal SFHA with BFE & velocity wave action - Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.
- X: 500 Year Flood - Areas of 0.2% annual chance flood

Parcel ID 226 01018C
 Class Code Agricultural
 Taxing District SPALDING COUNTY
 Acres 5.93

Owner MOBLEY TINA SPOON
 410 HEREFORD FARM RD
 GRIFFIN, GA 30224
 Physical Address 400 HEREFORD FARM RD
 Assessed Value Value \$66808
 Land Value Value \$66808

Last 2 Sales			
Date	Price	Reason	Qual
6/16/2025	0	ES	U
3/10/2009	0	LA	U

(Note: Not to be used on legal documents)

Date created: 1/5/2026
 Last Data Uploaded: 1/5/2026 6:17:41 AM

Developed by **SCHNEIDER**
 GEOSPATIAL



Overview



Legend

Parcels

Roads

Flood Map

A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.

AE - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations (BFE).

VE: Coastal SFHA with BFE & velocity wave action - Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

X: 500 Year Flood - Areas of 0.2% annual chance flood

Parcel ID 226 01018C
Class Code Agricultural
Taxing District SPALDING COUNTY
Acres 5.93

Owner MOBLEY TINA SPOON
410 HEREFORD FARM RD
GRIFFIN, GA 30224
Physical Address 400 HEREFORD FARM RD
Assessed Value Value \$66808
Land Value Value \$66808

Last 2 Sales
Date Price Reason Qual
6/16/2025 0 ES U
3/10/2009 0 LA U

(Note: Not to be used on legal documents)

Date created: 1/5/2026

Last Data Uploaded: 1/5/2026 6:17:41 AM

Developed by **SCHNEIDER**
GEO SPATIAL



Search

Search by PARCELS +

226 01018C

Search results (1)

parcel_id: 226 01018C



2026/01/21

**SPALDING COUNTY
BOARD OF TAX ASSESSORS
419 EAST SOLOMON ST.
GRIFFIN, GEORGIA 30223**

PT283A Rev. 2/15

**APPLICATION AND QUESTIONNAIRE FOR CURRENT USE
ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY**

To the Board of Tax Assessors of Spalding County: In accordance with the provisions of O.C.G.A. § 48-5-7.4, I submit this application and the completed questionnaire on the back of this application for consideration of current use assessment on the property described herein. Along with this application, I am submitting the fee of the Clerk of Superior Court for recording such application if approved.

Name of owner (individual(s), family owned farm entity, trust, estate, non-profit conservation organization or club) – The name of each individual and the percentage interest of each must be listed on the back of this application. For special rules concerning Family Farm Entities and the maximum amount of property that may be entered into a covenant, please consult the County Board of Tax Assessors

MOBLEY TINA SPOON

Owner's mailing address 410 HEREFORD FARM RD		City, State, Zip GRIFFIN, GA 30224		Number of acres included in this application. Agricultural Land: _____ Timber Land: _____	
Property location (Street, Route, Hwy, etc.) 410 HEREFORD FARM RD		City, State, Zip of Property: GRIFFIN, GA 30224		Covenant Acres 0.00 Total Acres 5.01	
District 03	Land Lot 073	Sublot & Block	Recorded Deed Book/Page 5333 87	List types of storage and processing buildings:	

AUTHORIZED SIGNATURE

I, the undersigned, do hereby solemnly swear, covenant and agree that all the information contained above, as well as the information provided on the questionnaire, is true and correct to the best of my knowledge and that the above described property qualifies under the ownership and land use provisions of O.C.G.A. § 48-5-7.4. I further swear that I am authorized to sign this application on behalf of the owner(s) making application and that I have above the percentage interest for each of the individuals having an ownership right to this property on the back of this application form. I am also aware that certain penalty provisions are applicable if this covenant is breached.

Tina Spoon Mobley
Signature of Taxpayer or Taxpayer's Authorized Representative

01/05/2026
Date Application Filed

Signature of Taxpayer or Taxpayer's Authorized Representative
(Please have additional taxpayers sign on reverse side of application)

Mary Beth Bernier
Notary Public
I, _____, do hereby certify and subscribe before me this 5 day of JAN, 2026

If denied, Georgia law O.C.G.A. § 48-5-7.4 provides that the applicant may appeal in the same manner as other property appeals are made pursuant to O.C.G.A. § 48-5-311.

FOR TAX ASSESSORS USE ONLY

MAP & PARCEL NUMBER 226 01018F	TAX DISTRICT 03	TAXPAYER ACCOUNT NUMBER 17202	YEAR COVENANT: Begin: Jan 1, 2026 Ends: Dec 31, 2035
If transferred from Preferential Agricultural Assessment, provide date of transfer: _____	If applicable, covenant is a renewal for tax year: Begin: Jan 1, _____ Ends: Dec 31, _____ Pursuant to O.C.G.A. § 48-5-7.4(d) a taxpayer may enter into a renewal contract in the 9th year of a covenant period so that the contract is continued without a lapse for an additional 10 years.		If applicable, covenant is a continuation for tax year: Begin: Jan 1, _____ Ends: Dec 31, _____ If continuing a covenant where part of the property has been transferred, list Original Covenant Map and Parcel Number: _____

Approved: _____ Date: _____

Board of Tax Assessors

Date _____

Denied: _____ Date: _____ If denied, the County Board of Tax Assessors shall issue a notice to the taxpayer in the same manner as all other notices are issued pursuant to O.C.G.A. Section 48-5-306.

ALL APPLICANTS, other than single titled owners, must list below each individual's name that owns a beneficial interest in the property described in this application, the percentage interest of each, the relationship of each (if the applicant is a family farm entity), and all other information applicable to this application.

Each Person's Name having any beneficial interest in the property described in this application. (If this form does not contain sufficient lines to list all owners, please attach list providing all information requested for each individual.)	Relationship (complete only if application is for a family farm entity)	Percent interest owned in property in <u>this application</u> only	Counties where you own interest in property under other covenants and total acres in other conservation use covenants	Each owner's percent interest owned and number of acres owned by each under other covenants	
Name / Relationship			County	Total Acres	% Interest / No of Acres
			N/A	N/A	

Check Appropriate Ownership Type:

- ☒ One or more natural or naturalized citizens.
- ☐ An estate of which the devisees or heirs are one or more natural or naturalized citizens.
- ☐ A trust of which the beneficiaries are one or more natural or naturalized citizens.
- ☐ A family owned farm entity (e.g., a family corporation, family partnership, family general partnership, family limited partnership, family limited corporation or family limited liability company. Percent (%) of gross income from bona fide conservation uses. _____ (including earnings on investments directly related to past or future bona fide conservation uses, within this state within the year immediately preceding the year in which eligibility is sought (include supporting tax records); provided, however, that in the case of a newly formed family farm entity, an estimate of the income of such entity may be used to determine its eligibility (include supporting estimate records.)
- ☐ Nonprofit conservation organization designated as a 501(c)(3) organization under the Internal Revenue Code. (Provide copy of IRS determination letter/charter with application.)
- ☐ Bona fide club organized for pleasure, recreation, and other non-profitable purposes pursuant to Section 501(c)(7) of the Internal Revenue Code. (Provide copy of IRS determination letter/charter with application.)

Check All Bona fide uses that apply and the percentage use, as they relate to the property described in this application.

- ☐ Raising, harvesting, or storing crops % _____
- ☐ Feeding, breeding, or managing livestock or poultry % _____
- ☐ Producing plants, trees, fowl, or animals (including the production of fish or wildlife) % _____
- ☒ Wildlife habitat of not less than ten (10) acres of wildlife habitat (either in its natural state or under management; no form of commercial fishing or fish production shall be considered a type of agriculture); % 85 (see board of tax assessors for appropriate documentation in accordance with O.C.G.A. Section 48-5-7.4(b)(2))
- ☐ Production of aquaculture, horticulture, floriculture, forestry, dairy, livestock, poultry, and apiarian products % _____
- ☐ Other _____

- ☐ Yes ☒ No Is this property or any portion thereof, currently being leased? (If yes, list the name of the person or entity and briefly explain how the property is being used by the lessee, as well as the percentage of the property leased.)
- ☐ Yes ☒ No Are there other real property improvements located on this property other than the storage and processing buildings listed on the front of this application? If yes, briefly list and describe these real property improvements.
- ☐ Yes ☒ No Are there any restrictive covenants currently affecting the property described in this application? If yes, please explain.
- ☐ Yes ☒ No Are there any deed restrictions on this property? If yes, please list the restrictions.
- ☒ Yes ☐ No Does the current zoning on this property allow agricultural use? If no, please explain.
- ☐ Yes ☒ No Is there any type business operated on this property? If yes please indicate business name & type of business.

• If this application is for property that is less than 10 acres in size, a taxpayer must submit additional relevant records providing proof of bona fide agricultural use.

• Although not required, the applicant(s) for a property having more than 10 acres may wish to provide additional information to assist the board of assessors in making their determination. This information may include:

(1) Plans or programs for the production of agricultural and timber products, (2) Evidence of participation in a government subsidy program for crops or timber. (3) Receipts that substantiate a bona fide conservation use, such as receipts for feed, equipment, etc. (4) Income tax records, such as copies of a previously filed Federal Schedule F or the appropriate entity return (e.g., Federal Form 1065, 1120, etc.)

• The Board of Tax Assessors can only deny an application if the use of the property does not meet the definition of bona fide agricultural property or if the ownership of the property is not in compliance with O.C.G.A. § 48-5-7.4.

APPLICATION FOR RELEASE OF CURRENT USE ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY

I, the owner of the above described property, having satisfied all applicable taxes and penalties associated with the assessment, hereby file this application for release of current use assessment with the county board of tax assessors. Pursuant to O.C.G.A. § 48-5-7.4(w), no fee is required for the clerk of superior court to file and index this release in the real property records of the clerk's office.

Sworn to and subscribed before me
This ____ day of _____, _____

Taxpayer's Authorized Signature

Approved by: Board of Tax Assessors

Notary Public

Date Filed

Date Approved

226 01018F		2026 Spalding County Board of Assessors				1/20/2026 8:41:58 AM Acct # 17202 tlong	
Owner Information		General Property Information				Values	
MOBLEY TINA SPOON 410 HEREFORD FARM RD GRIFFIN, GA 30224		SITUS	410 HEREFORD FARM RD			Imp Val	174,775
		LEGAL	TR A HEREFORD FARM 5.01 AC - PB 22/197			Acc Val	44,226
		Tax District	SPALDING COUNTY	GMD	1066	Homestead	S1
		Total Acres	5.01	LL	073	No Covenant	0
		Zoning	AR-1	LD	03	Acc/Des	2C - .000000
		Unit		Return Value		0	
Topography - 1.00		Wetlands - 1.00		Shape - 1.00		Easements - 1.00	
				External - 1.00		Assemblage - 1.00	
						Unpaved Road - 1.00	
						12822 - 1.00	

SALES INFORMATION								
Grantee	Grantor	Date	Deed Book	Plat Book	Saleprice	CS	Mkt Value	Reason
MOBLEY TINA SPOON	MOBLEY WADE E	06/16/2025	5333 87			0 A1		0 GF
SPOON TINA L & WADE E MOBLEY	SPOON TINA LYNN	05/08/2006	2905 62			0 A1		0 XX

LAND INFORMATION											
CS	Code / Description	Method	Units	Depth	From Front	Depth Table	Depth Factor	Unit Value	Adj Unit	Adj	Value
A4	822 Hereford Farm/Ellis Dairy Rds	Acre	5.01	0	0			14,000.00	14,000.00	1.00	61,656

ACCESSORY IMPROVEMENTS - 226 01018F															
CS	Descrip	Dim1	Dim2	Units	Year	Grade	Depr	Ovr D	Pcom	Func	Econ	Neigh	IDnits	Value	Photo ?
A6	Pole Shelter	8	8	64	1995	0.00	0.22	0.00	1.00	1.00	1.00	1.00	0.00	100	True
A6	Shop Equipment Building	40	80	3200	2008	1.00	0.64	0.00	1.00	1.00	1.00	1.00	0.00	42926	False
A6	Storage/Utility Bldg	12	24	288	1995	0.00	0.22	0.00	1.00	1.00	1.00	1.00	0.00	1200	True

PERM NUM	PERM TYPE	PERM AMNT	WORKCOST	DATE ISSUE	DATE COMPL	YEAR	CODE	COMMENTS
24923	ADDITION	35,000	0	05/08/2006	08/09/2016			ADD ONE ROOM / ENLARGE ONE ROOM

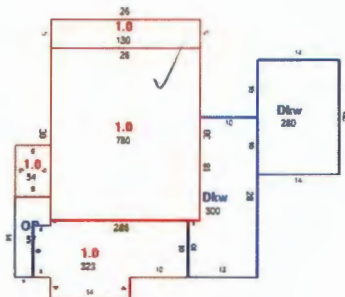
RES IMP - 226 01018F 410 HEREFORD FARM RD							
Impr Key	11615	Roof Shape	Gable	Basement / Attic	Squarefoot	Phy Depr	0.76
Class / Strat	A1	Floor Construction	Wood Joist	Bsmt / Finish	0 / 0.00	Phy OVR	0.00
Occupancy / Style	One Family	Floor Finish	Carpet/Tile	Attic / Finish	0 / 0.00	Func Obsol	1.00
Rooms	0	Interior Wall	Sheetrock	Bsmt Qual		Econ Obsol	1.00
Bedrooms	0	Interior Ceiling	Sheetrock	Attic Qual		% Complete	1.00
Heated Area	1,847	Heat	Central AC	Grade	1.15	Neigh Adj	0.80
Story Height	1 Story	Plumbing:Std Comp	1	Year Built	1997	CD	1.00
Foundation	Masonry	Plumbing: Extra Flx	5	Eff Year Built	1997	FMV	174,775
Exterior Wall	Masonite (Hardboard)	Full Baths	2	Condition	Average	MAV	0
Roofing	Shingles - Asphalt	Half Baths	0	RCN	287,459	OVR FMV	174,775

Sketch Legend			Other Features				
---------------	--	--	----------------	--	--	--	--

Code	Type	Area
1.0	1.0 Story	323
OP	Porch - Open	57
Dkw	Deck - Wood	300
Dkw	Deck - Wood	280
1.0	1.0 Story	780
1.0	1.0 Story	130
1.0	1.0 Story	54
UL	2nd Level	560



9-29-2014 on field inspection that an error was in our system as to the size of the upper level. this was not 2 story and corrected siding material. HB 9-30-2014.





2026/01/21



Overview



Legend

- Parcels
- Roads

Parcel ID 226 01018F
 Class Code Agricultural
 Taxing District SPALDING COUNTY
 Acres 5.01

Owner MOBLEY TINA SPOON
 410 HEREFORD FARM RD
 GRIFFIN, GA 30224
 Physical Address 410 HEREFORD FARM RD
 Assessed Value Value \$280657
 Land Value Value \$61656

Last 2 Sales

Date	Price	Reason	Qual
6/16/2025	0	GF	U
5/8/2006	0	XX	U

(Note: Not to be used on legal documents)

Date created: 1/23/2026
 Last Data Uploaded: 1/23/2026 7:30:03 AM

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 GEOSPATIAL

3 Contiguous parcels total 16.08 acres



Overview



Legend

Parcels

Roads

Flood Map

A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.

AE - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations (BFE).

VE: Coastal SFHA with BFE & velocity wave action - Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

X: 500 Year Flood - Areas of 0.2% annual chance flood

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GRIFFIN, GA 30224
Physical Address 410 HEREFORD FARM RD
Assessed Value Value \$280657
Land Value Value \$61656

Last 2 Sales
Date Price Reason Qual
6/16/2025 0 GF U
5/8/2006 0 XX U

(Note: Not to be used on legal documents)

Date created: 1/5/2026
Last Data Uploaded: 1/5/2026 6:17:41 AM

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Overview



Legend

 Parcels

 Roads

Flood Map

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Date created: 1/5/2026
Last Data Uploaded: 1/5/2026 6:17:41 AM

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GEOSPATIAL



Workspaces ▾





BOARD OF ASSESSORS

Consider the approval of a new Conservation Use Valuation Assessment application. BEAUTIFUL LAND LLC 219-04-027, 32.31 ACRES

Requesting Agency

Spalding County Tax Assessors

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

ATTACHMENTS:

[CUVA - NEW - BEAUTIFUL LAND LLC 219-04-027.pdf](#)

**SPALDING COUNTY
BOARD OF TAX ASSESSORS
419 EAST SOLOMON ST.
GRIFFIN, GEORGIA 30223**

PT283A Rev. 2/15

**APPLICATION AND QUESTIONNAIRE FOR CURRENT USE
ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY**

To the Board of Tax Assessors of Spalding County: In accordance with the provisions of O.C.G.A. § 48-5-7.4, I submit this application and the completed questionnaire on the back of this application for consideration of current use assessment on the property described herein. Along with this application, I am submitting the fee of the Clerk of Superior Court for recording such application if approved.

Name of owner (individual(s), family owned farm entity, trust, estate, non-profit conservation organization or club) – The name of each individual and the percentage interest of each must be listed on the back of this application. For special rules concerning Family Farm Entities and the maximum amount of property that may be entered into a covenant, please consult the County Board of Tax Assessors

BEAUTIFUL LAND LLC

Owner's mailing address 613 MASTERS DR		City, State, Zip STONE MOUNTAIN, GA 30087	Number of acres included in this application. Agricultural Land: _____ Timber Land: _____
Property location (Street, Route, Hwy, etc.) 317S WALKERS MILL RD		City, State, Zip of Property: GRIFFIN, GA 30223	Covenant Acres 0.00 Total Acres 32.31
District 03	Land Lot 46	Sublot & Block	Recorded Deed Book/Page 5054 309
List types of storage and processing buildings:			

AUTHORIZED SIGNATURE

I, the undersigned, do hereby solemnly swear, covenant and agree that all the information contained above, as well as the information provided on the questionnaire, is true and correct to the best of my knowledge and that the above described property qualifies under the ownership and land use provisions of O.C.G.A. § 48-5-7.4. I further swear that I am authorized to sign this application on behalf of the owner(s) making application and that I have shown the percentage interest for each of the individuals having an ownership right to this property on the back of this application form. I am also aware that certain penalty provisions are applicable if this covenant is breached.

Signature of Taxpayer or Taxpayer's Authorized Representative

Date Application Filed

Signature of Taxpayer or Taxpayer's Authorized Representative
(Please have additional taxpayers sign on reverse side of application)

Sworn to and subscribed before me this 7 day of JAN, 2026

Notary Public

If denied, Georgia law O.C.G.A. § 48-5-7.4 provides that the applicant may appeal in the same manner as other property appeals are made pursuant to O.C.G.A. § 48-5-311.

FOR TAX ASSESSORS USE ONLY

MAP & PARCEL NUMBER 219 04027	TAX DISTRICT 03	TAXPAYER ACCOUNT NUMBER 15991	YEAR COVENANT: Begin: Jan 1, 2026 Ends: Dec 31, 2035
If transferred from Preferential Agricultural Assessment, provide date of transfer: _____	If applicable, covenant is a renewal for tax year: Begin: Jan 1, _____ Ends: Dec 31, _____ Pursuant to O.C.G.A. § 48-5-7.4(d) a taxpayer may enter into a renewal contract in the 9th year of a covenant period so that the contract is continued without a lapse for an additional 10 years.		If applicable, covenant is a continuation for tax year: Begin: Jan 1, _____ Ends: Dec 31, _____ If continuing a covenant where part of the property has been transferred, list Original Covenant Map and Parcel Number: _____

Approved: _____ Date: _____

Board of Tax Assessors

Date

Denied: _____ Date: _____ If denied, the County Board of Tax Assessors shall issue a notice to the taxpayer in the same manner as all other notices are issued pursuant to O.C.G.A. Section 48-5-306.

ALL APPLICANTS, other than single titled owners, must list below each individual's name that owns a beneficial interest in the property described in this application, the percentage interest of each, the relationship of each (if the applicant is a family farm entity), and all other information applicable to this application.

Each Person's Name having any beneficial interest in the property described in this application. (If this form does not contain sufficient lines to list all owners, please attach list providing all information requested for each individual.)	Relationship (complete only if application is for a family farm entity)	Percent interest owned in property in <u>this application</u> only	Counties where you own interest in property under other covenants and total acres in other conservation use covenants		Each owner's percent interest owned and number of acres owned by each under other covenants
Name / Relationship			County	Total Acres	% Interest / No of Acres

Check Appropriate Ownership Type:

- ☒ One or more natural or naturalized citizens.
- ☐ An estate of which the devisees or heirs are one or more natural or naturalized citizens.
- ☐ A trust of which the beneficiaries are one or more natural or naturalized citizens.
- ☐ A family owned farm entity (e.g., a family corporation, family partnership, family general partnership, family limited partnership, family limited corporation or family limited liability company. Percent (%) of gross income from bona fide conservation uses. _____ (including earnings on investments directly related to past or future bona fide conservation uses, within this state within the year immediately preceding the year in which eligibility is sought (include supporting tax records); provided, however, that in the case of a newly formed family farm entity, an estimate of the income of such entity may be used to determine its eligibility (include supporting estimate records.)
- ☐ Nonprofit conservation organization designated as a 501(c)(3) organization under the Internal Revenue Code. (Provide copy of IRS determination letter/charter with application.)
- ☐ Bona fide club organized for pleasure, recreation, and other non-profitable purposes pursuant to Section 501(c)(7) of the Internal Revenue Code. (Provide copy of IRS determination letter/charter with application.)

Check All Bona fide uses that apply and the percentage use, as they relate to the property described in this application.

- ☐ Raising, harvesting, or storing crops % _____
- ☐ Feeding, breeding, or managing livestock or poultry % _____
- ☐ Producing plants, trees, fowl, or animals (including the production of fish or wildlife) % _____
- ☐ Wildlife habitat of not less than ten (10) acres of wildlife habitat (either in its natural state or under management; no form of commercial fishing or fish production shall be considered a type of agriculture); % _____ (see board of tax assessors for appropriate documentation in accordance with O.C.G.A. Section 48-5-7.4(b)(2))
- ☐ Production of aquaculture, horticulture, floriculture, forestry, dairy, livestock, poultry, and apian products % _____

☒ Other undeveloped land - not produce income.

- ☐ Yes ☒ No Is this property or any portion thereof, currently being leased? (If yes, list the name of the person or entity and briefly explain how the property is being used by the lessee, as well as the percentage of the property leased.)
- ☐ Yes ☒ No Are there other real property improvements located on this property other than the storage and processing buildings listed on the front of this application? If yes, briefly list and describe these real property improvements.
- ☐ Yes ☒ No Are there any restrictive covenants currently affecting the property described in this application? If yes, please explain.
- ☐ Yes ☒ No Are there any deed restrictions on this property? If yes, please list the restrictions.
- ☒ Yes ☐ No Does the current zoning on this property allow agricultural use? If no, please explain.
- ☐ Yes ☒ No Is there any type business operated on this property? If yes please indicate business name & type of business.

- If this application is for property that is less than 10 acres in size, a taxpayer must submit additional relevant records providing proof of bona fide agricultural use.
- Although not required, the applicant(s) for a property having more than 10 acres may wish to provide additional information to assist the board of assessors in making their determination. This information may include:
- (1) Plans or programs for the production of agricultural and timber products, (2) Evidence of participation in a government subsidy program for crops or timber. (3) Receipts that substantiate a bona fide conservation use, such as receipts for feed, equipment, etc. (4) Income tax records, such as copies of a previously filed Federal Schedule F or the appropriate entity return (e.g., Federal Form 1065, 1120, etc.)
- The Board of Tax Assessors can only deny an application if the use of the property does not meet the definition of bona fide agricultural property or if the ownership of the property is not in compliance with O.C.G.A. § 48-5-7.4.

APPLICATION FOR RELEASE OF CURRENT USE ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY

I, the owner of the above described property, having satisfied all applicable taxes and penalties associated with the covenant above, do hereby file this application for release of current use assessment with the county board of tax assessors. Pursuant to O.C.G.A. § 48-5-7.4(w), no fee is required for the clerk of superior court to file and index this release in the real property records of the clerk's office.

Sworn to and subscribed before me

This ____ day of _____, _____

Taxpayer's Authorized Signature

Approved by: Board of Tax Assessors

Notary Public

Date Filed

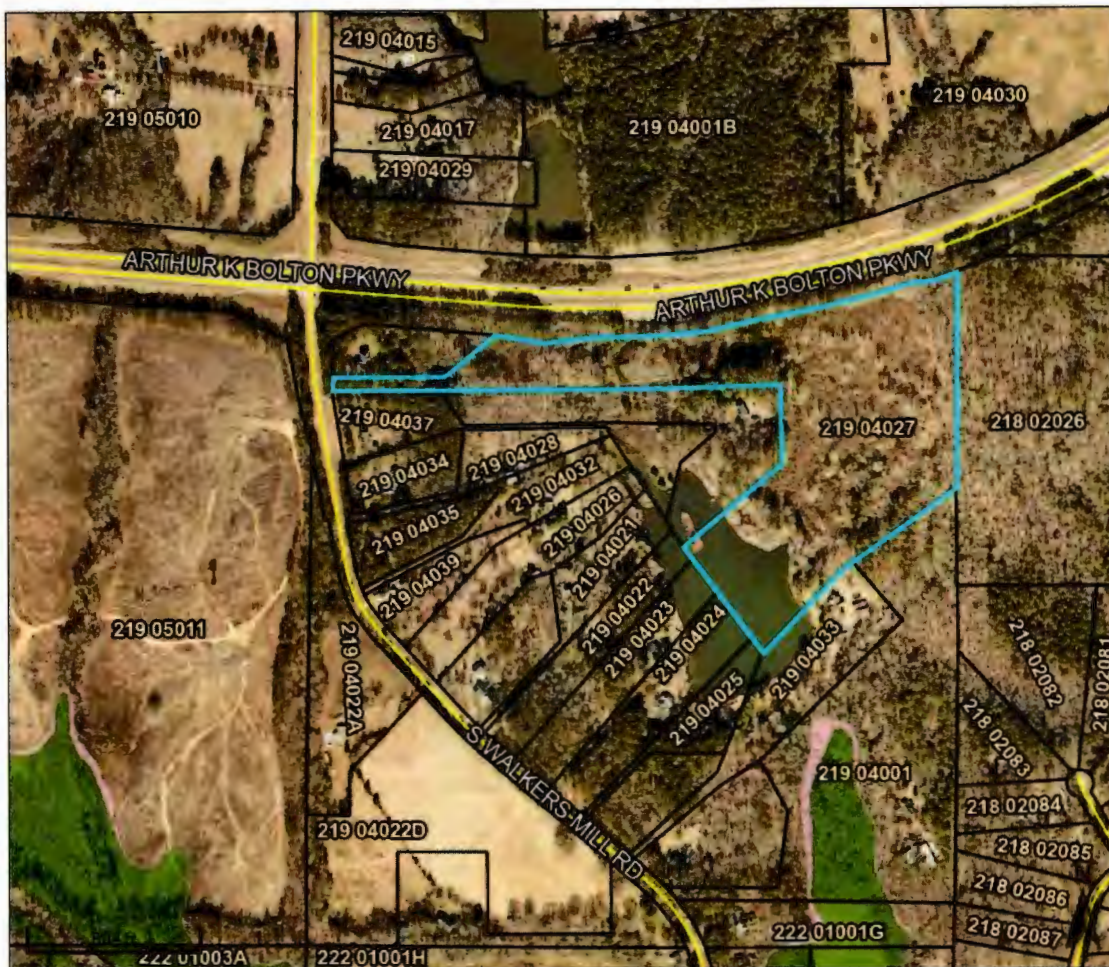
Date Approved

219 04027		2026 Spalding County Board of Assessors				1/16/2026 4:56:48 PM Acct # 15991 tlong	
Owner Information		General Property Information				Values	
BEAUTIFUL LAND LLC		SITUS	317 S WALKERS MILL RD			Imp Val	0
613 MASTERS DR		LEGAL	32.31 AK BOLTON & S WALKERS MILL RD			Acc Val	18,000
STONE MOUNTAIN, GA 30087		Tax District	SPALDING COUNTY	GMD	1066	Homestead	S0
		Total Acres	32.31	LL	46	No Covenant	0
		Zoning		LD	03	Acc/Des	3C - 5.143174
		Unit		Return Value	0		
Topography - 1.00		Wetlands - 1.00		Shape - 1.00		Easements - 1.00	
				External - 1.00		Assemblage - 1.00	
						Other - 1.00	
						10001 - 1.00	

SALES INFORMATION								
Grantee	Grantor	Date	Deed Book	Plat Book	Saleprice	CS	Mkt Value	Reason
BEAUTIFUL LAND LLC	CULP DAVID A	11/10/2022	5054 309	24 468	325,000	A5		0 FM
CULP DAVID A	FALL LINE TITLE LLC	12/01/2003	2422 224			0 A5		0 XX
FALL LINE TITLE LLC	CULP DAVID A	10/07/2003	2386 150			0 A5		0 TS

LAND INFORMATION					
CS	Land Use	Productivity	ACRES	Unit Value	UnAdj Value
A4	Small Parcel	1	5.06	1,000	5,060
A4	Small Parcel	1	5.24	1,000	5,240
A4	Small Parcel	1	15.52	1,000	15,520
A4	Small Parcel	1	2.31	1,000	2,310
A4	Small Parcel	1	0.40	1,000	400
A4	Small Parcel	1	0.11	1,000	110
A4	Small Parcel	1	3.67	1,000	3,670

ACCESSORY IMPROVEMENTS - 219 04027																
CS	Descrip	Dim1	Dim2	Units	Year	Grade	Depr	Ovr D	Pcom	Func	Econ	Neigh	IDnits	Value	Photo ?	
A6	POND 1-5	0	0	3.6	2015	1.00	0.87	1.00	1.00	1.00	1.00	1.00	0.00	18000	False	



Overview



Legend

Parcels

Roads

Flood Map

A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.

AE - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations (BFE).

VE: Coastal SFHA with BFE & velocity wave action - Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

X: 500 Year Flood - Areas of 0.2% annual chance flood

Parcel ID 219 04027
Class Code Agricultural
Taxing District SPALDING COUNTY
Acres 32.31

Owner BEAUTIFUL LAND LLC
613 MASTERS DR
STONE MOUNTAIN, GA 30087
Physical Address 317 S WALKERS MILL RD
Assessed Value Value \$184176
Land Value Value \$166176

Last 2 Sales			
Date	Price	Reason	Qual
11/10/2022	\$325000	FM	Q
12/1/2003	0	XX	U

(Note: Not to be used on legal documents)

Date created: 1/8/2026
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Overview



Legend

□ Parcels

— Roads

Flood Map

■ A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.

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Acres 32.31

Owner BEAUTIFUL LAND LLC
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STONE MOUNTAIN, GA 30087
Physical Address 317 S WALKERS MILL RD
Assessed Value Value \$184176
Land Value Value \$166176

Last 2 Sales			
Date	Price	Reason	Qual
11/10/2022	\$325000	FM	Q
12/1/2003	0	XX	U

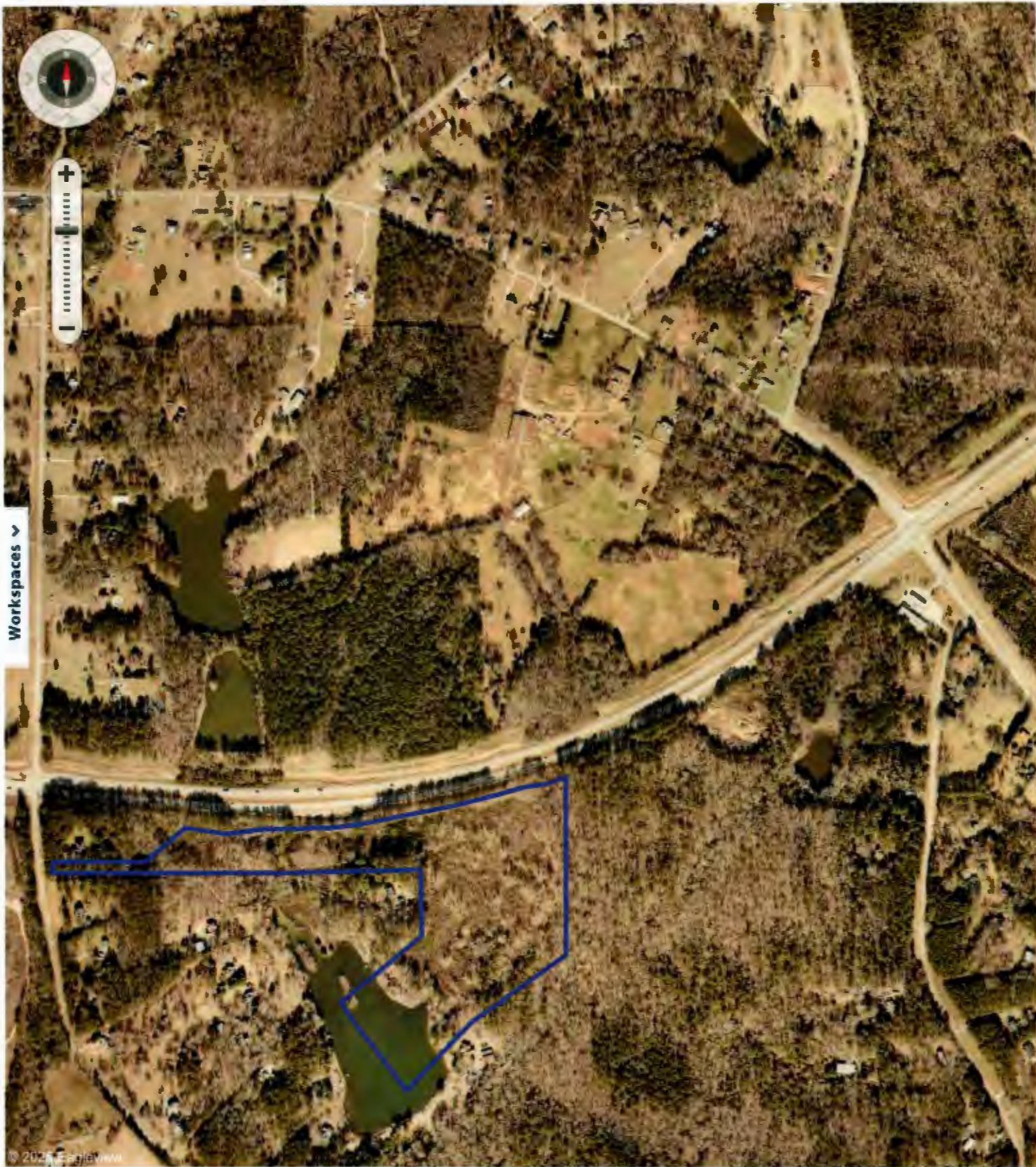
(Note: Not to be used on legal documents)

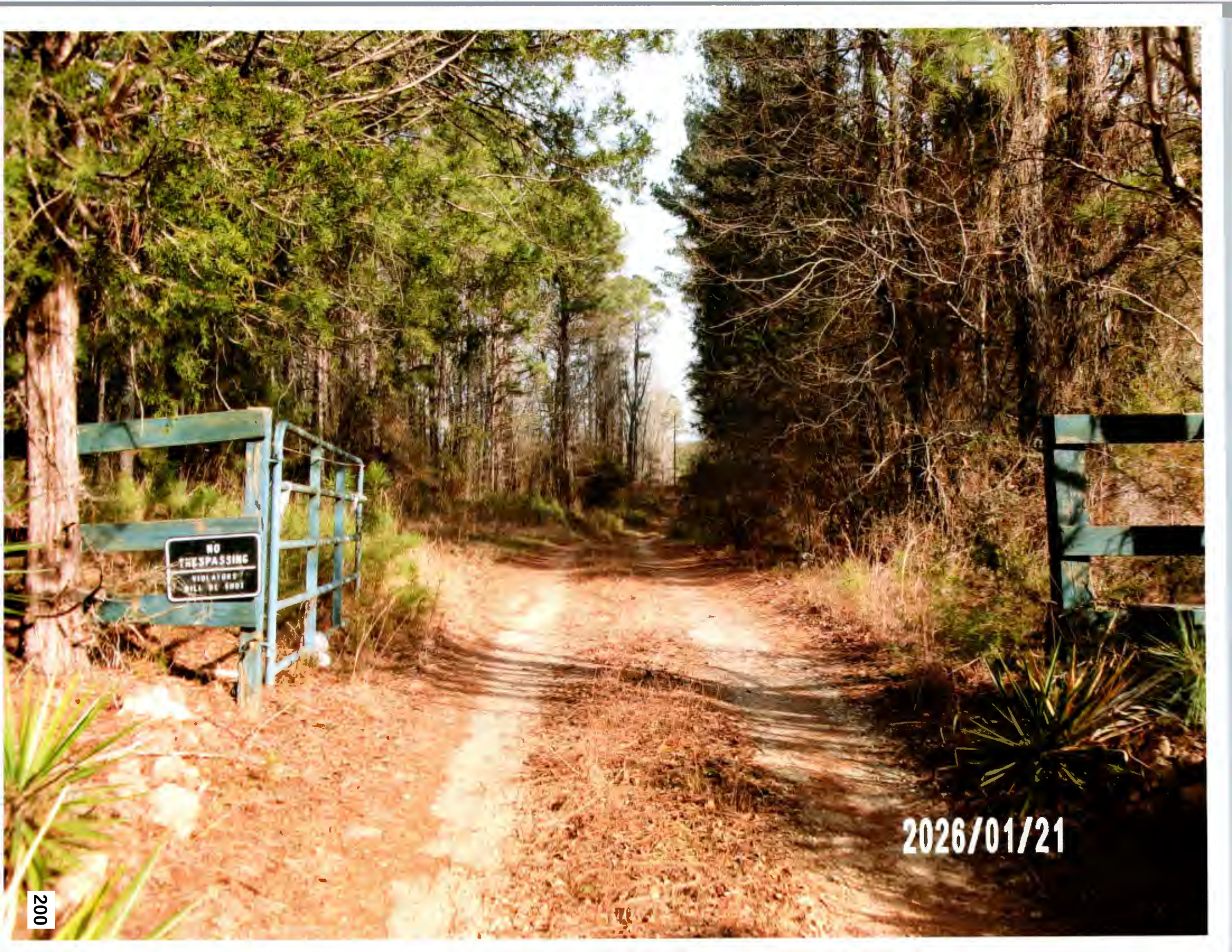
Date created: 1/8/2026

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GEOSPATIAL







NO
TRESPASSING
VIOLATORS
WILL BE SHOT

2026/01/21

STATE OF GEORGIA

Secretary of State

Corporations Division

313 West Tower

2 Martin Luther King, Jr. Dr.

Atlanta, Georgia 30334-1530

CERTIFICATE OF EXISTENCE

I, **Brad Raffensperger**, the Secretary of State of the State of Georgia, do hereby certify under the seal of my office that

BEAUTIFUL LAND, LLC

a Domestic Limited Liability Company

was formed in the jurisdiction stated below or was authorized to transact business in Georgia on the below date. Said entity is in compliance with the applicable filing and annual registration provisions of Title 14 of the Official Code of Georgia Annotated and has not filed articles of dissolution, certificate of cancellation or any other similar document with the office of the Secretary of State.

This certificate relates only to the legal existence of the above-named entity as of the date issued. It does not certify whether or not a notice of intent to dissolve, an application for withdrawal, a statement of commencement of winding up or any other similar document has been filed or is pending with the Secretary of State.

This certificate is issued pursuant to Title 14 of the Official Code of Georgia Annotated and is prima-facie evidence that said entity is in existence or is authorized to transact business in this state.

Docket Number : 23736740
Date Inc/Auth/Filed: 03/28/2005
Jurisdiction : Georgia
Print Date : 09/27/2022
Form Number : 211



Brad Raffensperger

Brad Raffensperger
Secretary of State

**OPERATING DECLARATION
OF
BEAUTIFUL LAND, LLC**

THIS OPERATING DECLARATION of BEAUTIFUL LAND, LLC (the "Company"), effective as of the 31 day of, MARCH, 2005, is made by HUYEN PHUNG, as the member (the "Members").

WHEREAS, the Member desires to form BEAUTIFUL LAND, LLC as a limited liability company under the Georgia Limited Liability Company Act (O.C.G.A. Section 14-11-100 et seq.), as amended from time to time (the "Act");

WHEREAS, the Member desires to state this Operating Declaration, as set forth below; and

WHEREAS, this Operating Declaration is intended to constitute a written operating agreement within the meaning of O.C.G.A. Section 14-11-101(18);

NOW, THEREFORE, the Member declares as follows:

1. Formation. Effective with the filing of the Articles of Organization (the "Articles"), the Company shall constitute a limited liability company formed pursuant to the Act and other applicable laws of the State of Georgia. The Member shall, when required, file such amendments to or restatements of the Articles, in such public offices in the State of Georgia or elsewhere as the Member deems advisable to give effects to the provisions of this Operating Declaration and the Articles, and to preserve the character of the Company as a limited liability company.
2. Name; Place of Business; Registered Office and Agent. The Company shall be conducted under the name of BEAUTIFUL LAND, LLC or such other name as the Member shall hereafter designate. The principal place of business of the Company within the State of Georgia is:

2892 Livsey Walk
TUCKER, GA 30084

The Company may locate its places of business and registered office at any other place or places as the Member may from time to time deem advisable. The Company's initial registered office shall be 2892 LIVSEY WALK, TUCKER, GA 30084. The initial registered agent is HUYEN PHUNG. The registered office and registered agent may be changed from time to time pursuant to the Georgia Act and the applicable rules promulgated thereunder.

3. The Members. The names and addresses of the Members are as follows:

Huyen Phung

2892 Livsey Walk

Tucker, GA 30084

4. Purpose. The business of the Company shall be to engage in any lawful activity. In furtherance thereof, the Company may exercise all powers necessary to or reasonably connected with the Company's business which may be legally exercised by limited liability companies under

the Georgia Act, and may engage in all activities necessary, customary, convenient, or incident to any of the foregoing.

5. Statutory Compliance. The Company shall exist under and be governed by, and this Operating Declaration shall be construed in accordance with, the applicable laws of the State of Georgia. The Member shall execute and file such documents and instruments as may be necessary or appropriate with respect to the formation of, and the conduct of business by, the Company.

6. Title to Company Property. All property shall be owned by the Company and insofar as permitted by applicable law, the Member shall have no ownership interest in the property. Except as provided by law, an ownership interest in the Company shall be personal for all property for all purposes.

7. Management.

- a. Authority of Member. The business and affairs of the Company shall be managed by the Member. Except as provided by applicable law, the Member shall have full and complete authority, power, and discretion to manage and control the business, affairs, and properties of the Company, to make all decisions regarding those matters, and to perform any and all other acts or activities customary or incident to the management of the Company's business. The signature of any one or more officers of the Member on any document or instrument purporting to bind the Company shall constitute conclusive evidence as to third parties of the authority of such person to execute such document or instrument on behalf of the Company and thereby so bind the Company.
- b. Duties of Member.
 - i. The Member shall take all actions necessary or appropriate (i) for the continuation of the Company's valid existence as a limited liability company under the laws of the State of Georgia and of each other jurisdiction in which such existence is necessary to protect the limited liability of the Member or to enable the Company to conduct the business in which it is engaged, and (ii) for the accomplishment of the Company's purposes.
 - ii. The Member shall devote to the Company such time as may be necessary for the proper performance of all duties of the Member under this Operating Declaration, but the Member shall not be required to devote full time to the performance of such duties and may have other business interests or engage in other business activities. The Member shall not incur liability to the Company or to the Member as a result of engaging in any other business or venture.
- c. Compensation. Compensation of the Member for its management duties shall be fixed from time to time by the Member, absent which the Member shall serve without compensation.

8. Rights and Obligations of the Member.

- a. Limitation on Member's Liabilities. The Member's liability shall be limited as set forth in this Operation Declaration, the Act, and other applicable law. The

Member shall not be bound by, or be personally liable for, the expenses, liabilities, or obligations of the Company beyond the amount contributed by the Member to the capital of the Company, except as provided O.C.G.A. Section 14-11-408 with regard to a wrongful distribution.

- b. Voting Rights. Except as otherwise specifically set forth in this Operating Declaration, the Member shall have only the voting rights set forth in the Act.
 - c. Action by Member Without a Meeting. Any action required or permitted to be taken by the Member may be taken with or without a meeting, and with or without any written consents or other writings describing the action taken
- 9 Capital Contributions. The Member shall contribute such amounts or property as it may from time to time deem necessary or appropriate.
- 10 Distributions. All distributions by the Company shall be made at the discretion of the Member.
- 11 Books and Records.
- a. Availability. At all times during the existence of the Company, the Member shall keep or cause to be kept complete and accurate books and records appropriate and adequate for the Company's business. Such books and records, whether financial, operational, or otherwise and including a copy of this Operating Declaration and any amendments, shall at all times be maintained at the principal place of business of the Company. The Member or such Member's duly authorized representative, subject to reasonable standards established by the Member governing what information and documents are to be furnished at what time and location and at whose expense, shall have the right at any time, for any purpose reasonably related to such Member's ownership interest, to inspect and copy from such books and documents during normal business hours.
 - b. Reports. The Member shall cause to be produced a profit and loss statement for, and a balance sheet as of the end of, each fiscal year.
 - c. Tax Returns. The Member shall cause an accountant to prepare all tax returns which the Company is required to file, if any, and shall file with the appropriate taxing authorities all such returns in a manner required for the Company to in compliance with any law governing the timely filing of such returns.
 - d. Depositories. The Member shall maintain or cause to be maintained one or more accounts for the Company in such depositories as the Member shall select. All receipts of the Company from whatever source received (but no funds not belonging to the Company) shall be deposited to such accounts, and all expenses of the Company shall be paid from such accounts. All amounts so deposited shall be received, held, and disbursed by the Member only for the purposes authorized by this Operating Declaration. Unless otherwise determined by the Member, all signatories on any such account shall be bonded under a blanket commercial bond insuring the Company against loss, and such accounts shall be insured against loss from forgery.
- 12 Dissolution.

e. Events Causing Dissolution. The Company shall be dissolved and its affairs wound up at such time as the Member determines that the Company should be dissolved, or whenever dissolution is required by law. Except as stated in the immediately preceding sentence, the provisions of O.C.G.A. Section 14-11-602 shall not apply.

f. Liquidation of Property and Application of Proceeds.

i. Winding Up. Upon the dissolution of the Company, the Member shall wind up the Company's affairs in accordance with the Act. In winding up the affairs of the Company, the Member are authorized to take any and all actions contemplated by the Act as permissible, including, without limitation:

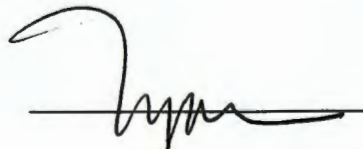
- (1) prosecuting and defending suits, whether civil, criminal or administrative;
- (2) settling and closing the Company's business;
- (3) liquidation and reducing to cash the property as promptly as is consistent with obtaining its fair value;
- (4) discharging or making reasonable provision for the Company's liabilities; and
- (5) distributing the proceeds of liquidation and any undisposed property.

ii. Distribution of Proceeds. Upon the winding up of the Company, the Member shall distribute the proceeds and undisposed property as follows:

- (1) to creditors, including the Member if the Member is a creditor (to the extent and in the order of priority provided by law), in satisfaction of liabilities of the Company, whether by payment or the making of reasonable provisions for payment thereof; and
- (2) thereafter, to the Member.

IN WITNESS WHEREOF, this Agreement has been executed as of the date first set out above.

By:


HUYEN PHUNG



BOARD OF ASSESSORS

Consider the approval for a new Conservation Use Valuation Assessment application. EFREM & SALENA BARRETT 233-06-006, 10.40 ACRES

Requesting Agency

Spalding County Tax Assessors

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

ATTACHMENTS:

[CUVA - NEW - BARRETT 233-06-006.pdf](#)

SPALDING COUNTY
BOARD OF TAX ASSESSORS
 419 EAST SOLOMON ST.
 GRIFFIN, GEORGIA 30223

PT283A Rev. 3/15

APPLICATION AND QUESTIONNAIRE FOR CURRENT USE
ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY

To the Board of Tax Assessors of Spalding County: In accordance with the provisions of O.C.G.A. § 48-5-7.4, I submit this application and the completed questionnaire on the back of this application for consideration of current use assessment on the property described herein. Along with this application, I am submitting the fee of the Clerk of Superior Court for recording such application if approved.

Name of owner (individual(s), family owned farm entity, trust, estate, non-profit conservation organization or club) – The name of each individual and the percentage interest of each must be listed on the back of this application. For special rules concerning Family Farm Entities and the maximum amount of property that may be entered into a covenant please consult the County Board of Tax Assessors

Efrem Barrett & Salena Barrett

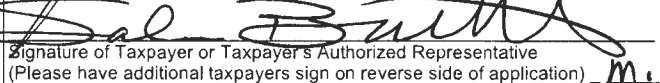
Owner's mailing address 1955 Zebulon Road		City, State, Zip Griffin, GA 30224	Number of acres included in this application. Agricultural Land: <u>4.4</u> Timber Land: <u>6</u>
Property location (Street, Route, Hwy, etc.) 1955 Zebulon Road		City, State, Zip of Property: Griffin, GA 30224	Covenant Acres <u>10.4</u> Total Acres <u>10.4</u>
District 02	Land Lot 105	Sublot & Block	Recorded Deed Book/Page 20/138
List types of storage and processing buildings: Pole Barn (farm equipment storage), Shed (chicken coop), Shed (greenhouse), Garage (tools/wood/fencing)			

AUTHORIZED SIGNATURE

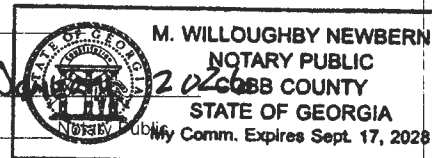
I, the undersigned, do hereby solemnly swear, covenant and agree that all the information contained above, as well as the information provided on the questionnaire, is true and correct to the best of my knowledge and that the above described property qualifies under the ownership and land use provisions of O.C.G.A. § 48-5-7.4. I further swear that I am authorized to sign this application on behalf of the owner(s) making application and that I have shown the percentage interest for each of the individuals having an ownership right to this property on the back of this application form. I am also aware that certain penalty provisions are applicable if this covenant is breached.

Signature of Taxpayer or Taxpayer's Authorized Representative


1/6/2026
 Date Application Filed

Signature of Taxpayer or Taxpayer's Authorized Representative
 (Please have additional taxpayers sign on reverse side of application)


Sworn to and subscribed before me this 6 day of January, 2026



If denied, Georgia law O.C.G.A. § 48-5-7.4 provides that the applicant may appeal in the same manner as other property appeals are made pursuant to O.C.G.A. § 48-5-311.

FOR TAX ASSESSORS USE ONLY

MAP & PARCEL NUMBER <u>233 06006</u>	TAX DISTRICT <u>03</u>	TAXPAYER ACCOUNT NUMBER <u>18821</u>	YEAR COVENANT: Begin: Jan 1, <u>2026</u> Ends: Dec 31, <u>2035</u>
If transferred from Preferential Agricultural Assessment, provide date of transfer: _____	If applicable, covenant is a renewal for tax year: Begin: Jan 1, _____ Ends: Dec 31, _____ Pursuant to O.C.G.A. § 48-5-7.4(d) a taxpayer may enter into a renewal contract in the 9th year of a covenant period so that the contract is continued without a lapse for an additional 10 years.		If applicable, covenant is a continuation for tax year: Begin: Jan 1, _____ Ends: Dec 31, _____ If continuing a covenant where part of the property has been transferred, list Original Covenant Map and Parcel Number: _____

Approved: _____ Date: _____

Board of Tax Assessors

Date _____

Denied: _____ Date: _____ If denied, the County Board of Tax Assessors shall issue a notice to the taxpayer in the same manner as all other notices are issued pursuant to O.C.G.A. Section 48-5-306.

CURRENT USE ASSESSMENT QUESTIONNAIRE – PT283A

ALL APPLICANTS, other than single titled owners, must list below each individual's name that owns a beneficial interest in the property described in this application, the percentage interest of each, the relationship of each (if the applicant is a family farm entity), and all other information applicable to this application.

Each Person's Name having any beneficial interest in the property described in this application. (If this form does not contain sufficient lines to list all owners, please attach list providing all information requested for each individual.)	Relationship (complete only if application is for a family farm entity)	Percent interest owned in property in <u>this application only</u>	Counties where you own interest in property under other covenants and total acres in other conservation use covenants	Each owner's percent interest owned and number of acres owned by each under other covenants	
Name / Relationship			County	Total Acres	% Interest / No of Acres
Salena Barrett / Owner					
Efrem Barrett / Owner					

Check Appropriate Ownership Type:

- ☒ One or more natural or naturalized citizens.
- ☐ An estate of which the devisees or heirs are one or more natural or naturalized citizens.
- ☐ A trust of which the beneficiaries are one or more natural or naturalized citizens.
- ☐ A family owned farm entity (e.g., a family corporation, family partnership, family general partnership, family limited partnership, family limited corporation or family limited liability company. Percent (%) of gross income from bona fide conservation uses. _____ (including earnings on investments directly related to past or future bona fide conservation uses, within this state within the year immediately preceding the year in which eligibility is sought (include supporting tax records); provided, however, that in the case of a newly formed family farm entity, an estimate of the income of such entity may be used to determine its eligibility (include supporting estimate records.))
- ☐ Nonprofit conservation organization designated as a 501(c)(3) organization under the Internal Revenue Code. (Provide copy of IRS determination letter/chapter with application.)
- ☐ Bona fide club organized for pleasure, recreation, and other nonproftable purposes pursuant to Section 501(c)(7) of the Internal Revenue Code. (Provide copy of IRS determination letter/chapter with application.)

Check All Bona fide uses that apply and the percentage use, as they relate to the property described in this application.

- ☒ Raising, harvesting, or storing crops % 50
- ☒ Feeding, breeding, or managing livestock or poultry % 10
- ☐ Producing plants, trees, fowl, or animals (including the production of fish or wildlife) % _____
- ☐ Wildlife habitat of not less than ten (10) acres of wildlife habitat (either in its natural state or under management; no form of commercial fishing or fish production shall be considered a type of agriculture); % _____ (see board of tax assessors for appropriate documentation in accordance with O.C.G.A. Section 48-5-7.4(b)(2))
- ☒ Production of aquaculture, horticulture, floriculture, forestry, dairy, livestock, poultry, and apiarian products % 40
- ☐ Other _____

- ☐ Yes ☒ No Is this property or any portion thereof, currently being leased? (If yes, list the name of the person or entity and briefly explain how the property is being used by the lessee, as well as the percentage of the property leased.)
- ☒ Yes ☐ No Are there other real property improvements located on this property other than the storage and processing buildings listed on the front of this application? If yes, briefly list and describe these real property improvements.
- ☐ Yes ☒ No Are there any restrictive covenants currently affecting the property described in this application? If yes, please explain.
- ☐ Yes ☒ No Are there any deed restrictions on this property? If yes, please list the restrictions.
- ☒ Yes ☐ No Does the current zoning on this property allow agricultural use? If no, please explain.
- ☒ Yes ☐ No Is there any type business operated on this property? If yes please indicate business name & type of business.

• If this application is for property that is less than 10 acres in size, a taxpayer must submit additional relevant records providing proof of bona fide agricultural use.

• Although not required, the applicant(s) for a property having more than 10 acres may wish to provide additional information to assist the board of assessors in making their determination. This information may include:

(1) Plans or programs for the production of agricultural and timber products, (2) Evidence of participation in a government subsidy program for crops or timber. (3) Receipts that substantiate a bona fide conservation use, such as receipts for feed, equipment, etc. (4) Income tax records, such as copies of a previously filed Federal Schedule F or the appropriate entity return (e.g., Federal Form 1065, 1120, etc.)

• The Board of Tax Assessors can only deny an application if the use of the property does not meet the definition of bona fide agricultural property or if the ownership of the property is not in compliance with O.C.G.A. § 48-5-7.4.

APPLICATION FOR RELEASE OF CURRENT USE ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY

I, the owner of the above described property, having satisfied all applicable taxes and penalties associated with the covenant above, do hereby file this application for release of current use assessment with the county board of tax assessors. Pursuant to O.C.G.A. § 48-5-7.4(w), no fee is required for the clerk of superior court to file and index this release in the real property records of the clerk's office.

Sworn to and subscribed before me

This ____ day of _____, _____

Taxpayer's Authorized Signature

Approved by: Board of Tax Assessors

Notary Public

Date Filed

Date Approved

Are there other real property improvements located on this property other than the storage and processing buildings listed on the front of this application.

If yes, briefly list and describe these real property improvements.

Yes, terracing and grading was done to provide workable areas of horticulture (landscape, olericulture, floriculture). Plumbing has been extended to administer water to the raised bed, pollinator and inground garden areas.

Is there any type business operated on this property? If yes, please indicate business name and type of business.

Yes, iHalexa Enterprises is a family run at home business specializing in farming and property development.

233 06006		2026 Spalding County Board of Assessors				1/20/2026 8:26:49 AM Acct # 18821 tlong	
Owner Information		General Property Information				Values	
BARRETT SALENA BARRETT EFREM 1955 ZEBULON RD GRIFFIN, GA 30224		SITUS	1955 ZEBULON RD			Imp Val	226,234
		LEGAL	10.40 AC ZEBULON RD PB 4/414, 20/438			Acc Val	180,710
		Tax District	SPALDING COUNTY	GMD	1065	Homestead	S1
		Total Acres	10.40	LL	105	No Covenant	0
		Zoning		LD	02	Acc/Des	6C - .000000
		Unit		Return Value		0	
Topography - 1.00		Wetlands - 1.00		Shape - 1.00		Easements - 1.00	
				External - .95		Assemblage - 1.00	
						Other - 1.00	
						12728 - 1.00	

SALES INFORMATION								
Grantee	Grantor	Date	Deed Book	Plat Book	Saleprice	CS	Mkt Value	Reason
BARRETT SALENA ET AL	WIGGINS MARILYN	05/09/2018	4286 281	20 438	265,000	R1	0	FM
WIGGINS MARILYN	WIGGINS TIMOTHY T	09/28/2016	4101 216	20 438	0	R1	0	QC
WIGGINS TIMOTHY T & MARILYN	BICKERSTAFF MICHAEL S ETAL	02/26/1999	1630 202		125,000	R1	0	FM

LAND INFORMATION											
CS	Code / Description	Method	Units	Depth	From Front	Depth Table	Depth Factor	Unit Value	Adj Unit	Adj	Value
R4	1233 Map233 -	Acre	10.40	0	0			13,000.00	13,000.00	1.00	86,060

ACCESSORY IMPROVEMENTS - 233 06006																
CS	Descrip	Dim1	Dim2	Units	Year	Grade	Depr	Ovr D	Pcom	Func	Econ	Neigh	IDnits	Value	Photo ?	
R1	Bath/Pool House	30	30	900	1995	1.60	0.48	0.00	1.00	1.00	1.00	1.00	0.00	64613	True	
R1	Garage - Detached	✓ 30	40	1200	2022	1.30	0.98	0.00	1.00	1.00	1.00	1.00	1.00	65391	True	
R6	Storage/Utility Bldg	10	20	200	2022	1.00	0.98	0.00	1.00	1.00	1.00	1.00	0.00	3982	True	
R6	Storage/Utility Bldg	10	20	200	2002	1.00	0.39	0.00	1.00	1.00	1.00	1.00	0.00	1584	True	
R1	Swimming Pool - Gunite	16	36	576	2018	1.30	0.95	0.00	1.00	1.00	1.00	1.00	0.00	45140	True	

PERM NUM	PERM TYPE	PERM AMNT	WORKCOST	DATE ISSUE	DATE COMPL	YEAR	CODE	COMMENTS
2022-1034	ELECTRIC	0	0	10/10/2022	11/29/2022	2023		ELECTRIC- 125 AMP METER SWAP 10/26/2022 PT
2022-468	GARAGE	0	20,000	08/04/2022	11/29/2022	2023		2023 - GARAGE STARTED - CH 40X30 DETACHED 3 CAR GARAGE 08/09/2022 PT



2026/01/21



Parcels

- ## Roads

A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.

- AE - 100 Year Flood Area** - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations (BFE).

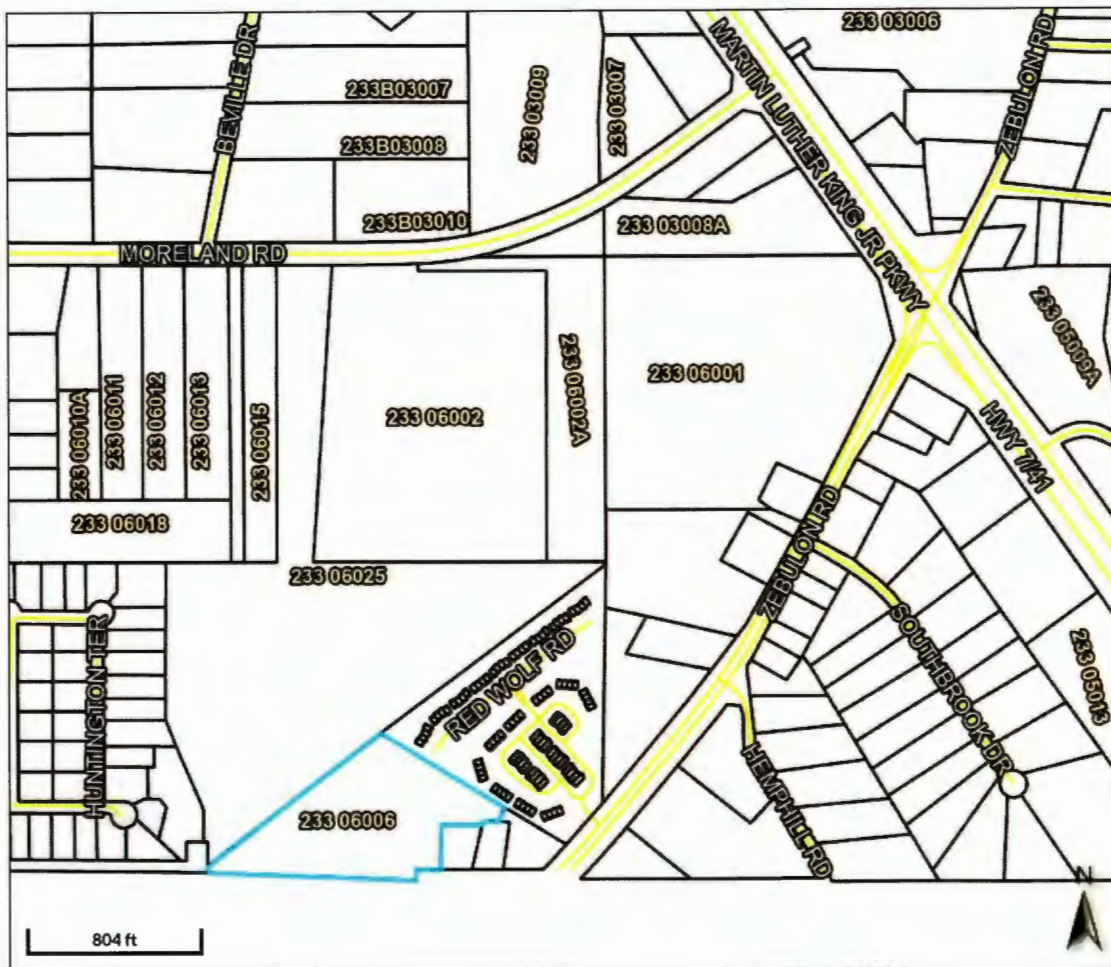
- VE:** Coastal SFHA with BFE & velocity wave action - Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

- X: 500 Year Flood -
Areas of 0.2%
annual chance flood

Owner	BARRETT SALENA BARRETT EFREM 1955 ZEBULON RD GRIFFIN, GA 30224
Physical Address	1955 ZEBULON RD
Assessed Value	Value \$451627
Land Value	Value \$44683

Last 2 Sales			
Date	Price	Reason	Qual
5/9/2018	\$265000	FM	Q
9/28/2016	0	QC	U

Date created: 1/8/2026
Last Data Uploaded: 1/8/2026 6:19:58 AM



Overview



Legend

□ Parcels

— Roads

Flood Map

■ A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.

■ AE - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations (BFE).

■ VE: Coastal SFHA with BFE & velocity wave action - Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

■ X: 500 Year Flood - Areas of 0.2% annual chance flood

Parcel ID 233 06006
Class Code Residential
Taxing District SPALDING COUNTY
Acres 10.4

Owner BARRETT SALENA
BARRETT EFREM
1955 ZEBULON RD
GRIFFIN, GA 30224
Physical Address 1955 ZEBULON RD
Assessed Value Value \$451627
Land Value Value \$44683

Last 2 Sales		Reason	Qual
Date	Price		
5/9/2018	\$265000	FM	Q
9/28/2016	0	QC	U

(Note: Not to be used on legal documents)

Date created: 1/8/2026
Last Data Uploaded: 1/8/2026 6:19:58 AM

Developed by **SCHNEIDER**
GEOBSPATIAL







2026/01/21



2026/01/21



2026/01/21



2026/01/21



2026/01/21



2026/01/21



2026/01/21





2026/01/21



2026/01/21



2026/01/21



2026/01/21



BOARD OF ASSESSORS

Consider the approval of a new Conservation Use Valuation Assessment application. JOHNNY & KAY HARRIS230-01-016, 15.62 ACRES

Requesting Agency

Spalding County Tax Assessors

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

ATTACHMENTS:

[CUVA - NEW - HARRIS 230-01-016.pdf](#)

SPALDING COUNTY
BOARD OF TAX ASSESSORS
419 EAST SOLOMON ST.
GRIFFIN, GEORGIA 30223

PT283A Rev. 2/15

**APPLICATION AND QUESTIONNAIRE FOR CURRENT USE
ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY**

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HARRIS JOHNNY W

Kay C. Harris

Owner's mailing address

HARRIS KAY C
2050 S SIXTH ST

City, State, Zip

GRIFFIN, GA 30224

Number of acres included in this application.

Agricultural Land: _____

Timber Land: _____

Property location (Street, Route, Hwy, etc.)

2050S 6TH ST EXT

City, State, Zip of Property:

GRIFFIN, GA 30224

Covenant Acres 0.00

Total Acres 15.62

District	Land Lot	Sublot & Block	Recorded Deed Book/Page
02	184		2573 340

List types of storage and processing buildings:

AUTHORIZED SIGNATURE

I, the undersigned, do hereby solemnly swear, covenant and agree that all the information furnished above, as well as the information provided on the questionnaire, is true and correct to the best of my knowledge and that the above described property qualifies under the ownership and land use provisions of O.C.G.A. § 48-5-7.4. I further swear that I am authorized to sign this application on behalf of the owner(s) making application and that I have shown the percentage interest for each of the individuals having an ownership right to this property on the back of this application form. I am also aware that certain penalty provisions are contained in this covenant if this covenant is breached.

Signature of Taxpayer or Taxpayer's Authorized Representative

Signature of Taxpayer or Taxpayer's Authorized Representative
(Please have additional taxpayers sign on reverse side of application)

Date Application Filed

1/9/2025

Sworn to and subscribed before me this 9 day of JAN 2026

Notary Public

If denied, Georgia law O.C.G.A. § 48-5-7.4 provides that the applicant may appeal in the same manner as other property appeals are made pursuant to O.C.G.A. § 48-5-311.

FOR TAX ASSESSORS USE ONLY

MAP & PARCEL NUMBER	TAX DISTRICT	TAXPAYER ACCOUNT NUMBER	YEAR COVENANT:
230 01016	03	18145	Begin: Jan 1, 2026 Ends: Dec 31, 2035
If transferred from Preferential Agricultural Assessment, provide date of transfer:	If applicable, covenant is a renewal for tax year: Begin: Jan 1, _____ Ends: Dec 31, _____ Pursuant to O.C.G.A. § 48-5-7.4(d) a taxpayer may enter into a renewal contract in the 9th year of a covenant period so that the contract is continued without a lapse for an additional 10 years.	If applicable, covenant is a continuation for tax year: Begin: Jan 1, _____ Ends: Dec 31, _____ If continuing a covenant where part of the property has been transferred, list Original Covenant Map and Parcel Number: _____	

Approved: _____ Date: _____

Board of Tax Assessors

Date

Denied: _____ Date: _____ If denied, the County Board of Tax Assessors shall issue a notice to the taxpayer in the same manner as all other notices are issued pursuant to O.C.G.A. Section 48-5-306.

ALL APPLICANTS, other than single titled owners, must list below each individual's name that owns a beneficial interest in the property described in this application, the percentage interest of each, the relationship of each (if the applicant is a family farm entity), and all other information applicable to this application.

Each Person's Name having any beneficial interest in the property described in this application. (If this form does not contain sufficient lines to list all owners, please attach list providing all information requested for each individual.)	Relationship (complete only if application is for a family farm entity)	Percent interest owned in property in <u>this application</u> only	Counties where you own interest in property under other covenants and total acres in other conservation use covenants	Each owner's percent interest owned and number of acres owned by each under other covenants	
Name / Relationship			County	Total Acres	% Interest / No of Acres
JOHNNY HARRIS - husband			NO	X	none
KAY HARRIS - wife			NO		none

Check Appropriate Ownership Type:

- ☒ One or more natural or naturalized citizens.
- ☐ An estate of which the devisees or heirs are one or more natural or naturalized citizens.
- ☐ A trust of which the beneficiaries are one or more natural or naturalized citizens.
- ☐ A family owned farm entity (e.g., a family corporation, family partnership, family general partnership, family limited partnership, family limited corporation or family limited liability company. Percent (%) of gross income from bona fide conservation uses. _____ (including earnings on investments directly related to past or future bona fide conservation uses, within this state within the year immediately preceding the year in which eligibility is sought (include supporting tax records); provided, however, that in the case of a newly formed family farm entity, an estimate of the income of such entity may be used to determine its eligibility (include supporting estimate records).)
- ☐ Nonprofit conservation organization designated as a 501(c)(3) organization under the Internal Revenue Code. (Provide copy of IRS determination letter/charter with application.)
- ☐ Bona fide club organized for pleasure, recreation, and other nonproftable purposes pursuant to Section 501(c)(7) of the Internal Revenue Code. (Provide copy of IRS determination letter/charter with application.)

Check All Bona fide uses that apply and the percentage use, as they relate to the property described in this application.

- ☐ Raising, harvesting, or storing crops % _____
- ☐ Feeding, breeding, or managing livestock or poultry % _____
- ☐ Producing plants, trees, fowl, or animals (including the production of fish or wildlife) % _____
- ☒ Wildlife habitat of not less than ten (10) acres of wildlife habitat (either in its natural state or under management; no form of commercial fishing or fish production shall be considered a type of agriculture); % 80 (see board of tax assessors for appropriate documentation in accordance with O.C.G.A. Section 48-5-7.4(b)(2))
- ☐ Production of aquaculture, horticulture, floriculture, forestry, dairy, livestock, poultry, and apiarian products % _____
- ☐ Other _____

- ☐ Yes ☒ No Is this property or any portion thereof, currently being leased? (If yes, list the name of the person or entity and briefly explain how the property is being used by the lessee, as well as the percentage of the property leased.)
- ☒ Yes ☐ No Are there other real property improvements located on this property other than the storage and processing buildings listed on the front of this application? If yes, briefly list and describe these real property improvements. home
- ☐ Yes ☒ No Are there any restrictive covenants currently affecting the property described in this application? If yes, please explain.
- ☐ Yes ☒ No Are there any deed restrictions on this property? If yes, please list the restrictions.
- ☒ Yes ☐ No Does the current zoning on this property allow agricultural use? If no, please explain.
- ☐ Yes ☒ No Is there any type business operated on this property? If yes please indicate business name & type of business.

* If this application is for property that is less than 10 acres in size, a taxpayer must submit additional relevant records providing proof of bona fide agricultural use.

* Although not required, the applicant(s) for a property having more than 10 acres may wish to provide additional information to assist the board of assessors in making their determination. This information may include:

(1) Plans or programs for the production of agricultural and timber products, (2) Evidence of participation in a government subsidy program for crops or timber, (3) Receipts that substantiate a bona fide conservation use, such as receipts for feed, equipment, etc. (4) Income tax records, such as copies of a previously filed Federal Schedule F or the appropriate entity return (e.g., Federal Form 1065, 1120, etc.)

* The Board of Tax Assessors can only deny an application if the use of the property does not meet the definition of bona fide agricultural property or if the ownership of the property is not in compliance with O.C.G.A. § 48-5-7.4.

APPLICATION FOR RELEASE OF CURRENT USE ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY

I, the owner of the above described property, having satisfied all applicable taxes and penalties associated with the covenant above, do hereby file this application for release of current use assessment with the county board of tax assessors. Pursuant to O.C.G.A. § 48-5-7.4(w), no fee is required for the clerk of superior court to file and index this release in the real property records of the clerk's office.

Sworn to and subscribed before me
This ____ day of _____, ____

Taxpayer's Authorized Signature

Approved by: Board of Tax Assessors

Notary Public

Date Filed

Date Approved

230 01016		2026 Spalding County Board of Assessors				1/16/2026 4:58:36 PM Acct # 18145 tlong	
Owner Information		General Property Information				Values	
HARRIS JOHNNY W HARRIS KAY C 2050 S SIXTH ST GRIFFIN, GA 30224		SITUS	2050 EXT S 6TH ST			Imp Val	972,230
		LEGAL	S 6TH ST EXT 15.618 AC PB 24/684			Acc Val	29,118
		Tax District	SPALDING COUNTY	GMD	1065	Homestead	LS7Z
		Total Acres	15.62	LL	184	No Covenant	0
		Zoning		LD	02	Acc/Des	2C - .000000
		Unit		Return Value		0	
						2025 : 1,179,118	2024 : 1,179,118
						2023 : 1,126,907	2022 : 928,694
Topography - 1.00		Wetlands - 1.00		Shape - 1.00		Easements - 1.00	
				External - 1.00		Assemblage - 1.00	
						Other - 1.00	
						12757 - 1.00	

SALES INFORMATION								
Grantee	Grantor	Date	Deed Book	Plat Book	Saleprice	CS	Mkt Value	Reason
HARRIS JOHNNY W & KAY C	J H COBB PROPERTIES INC	10/18/2004	2573 340	24 684	210,000	A4		0 LM
J H COBB PROPERTIES INC	COBB JAMES H III	10/07/2004	2570 53	24 684		0 R4		0 XX
COBB JAMES H III	BOLTON G NILES	07/12/1994	1247 317		130,000	R5		0 LM

LAND INFORMATION											
CS	Code / Description	Method	Units	Depth	From Front	Depth Table	Depth Factor	Unit Value	Adj Unit	Adj	Value
A4	1573 Madx/maple/6thst ext 0-	Acre	10.00	0	0			13,000.00	13,000.00	1.00	130,000
A4	1574 Madx/Maple/6thst ext 10.1-20	Acre	5.62	0	0			8,500.00	8,500.00	1.00	47,770

ACCESSORY IMPROVEMENTS - 230 01016															
CS	Descrip	Dim1	Dim2	Units	Year	Grade	Depr	Ovr D	Pcom	Func	Econ	Neigh	IDnits	Value	Photo ?
A6	Pole Shelter	56	16	896	2005	0.80	0.52	0.00	1.00	1.00	1.00	1.00	0.00	2061	True
A6	Porch - Open	66	10	660	2005	0.90	0.52	0.00	1.00	1.00	1.00	1.00	0.00	9487	True
A6	Stable - Average	38	42	1596	2005	0.90	0.52	0.00	1.00	1.00	1.00	1.00	0.00	17202	True
A6	Storage/Utility Bldg (2)	10	8	80	2000	1.00	0.30	0.00	1.00	1.00	1.00	1.00	0.00	368	True

PERM NUM	PERM TYPE	PERM AMNT	WORKCOST	DATE ISSUE	DATE COMPL	YEAR	CODE	COMMENTS
29106	NEW CONSTRUCT	998	399,600	04/06/2015	08/09/2016	2015		2017: 2016: recheck for 2017 lm 1-15 house is 63% for 2016, recheck for 2017 lm 04/15/15 NEW CONSTRUCTION KH
24089	OUTBUILDING	30,000	0	04/27/2005	06/01/2006			ERECT HORSE BARN WITH HOME OFFICE AND STORAGE SPACE.

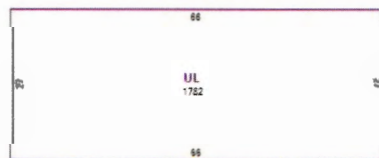
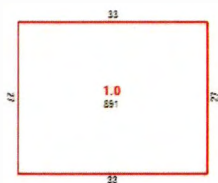
RES IMP - 230 01016							
Impr Key	32593	Roof Shape	Gable	Basement / Attic	Squarefoot	Phy Depr	0.85
Class / Strat	A1	Floor Construction	Reinf Conc Slab	Bsmt / Finish	0 / 0.00	Phy OVR	0.00
Occupancy / Style	Other Misc.	Floor Finish	Other	Attic / Finish	0 / 0.00	Func Obsol	1.00
Rooms	0	Interior Wall	Sheetrock	Bsmt Qual		Econ Obsol	1.00
Bedrooms	0	Interior Ceiling	Sheetrock	Attic Qual		% Complete	1.00
Heated Area	2,673	Heat	Central AC	Grade	1.10	Neigh Adj	0.87
Story Height	2.0 Story	Plumbing:Std Comp	1	Year Built	2005	CD	1.00
Foundation	Slab	Plumbing: Extra Fix	5	Eff Year Built	2005	FMV	236,675
Exterior Wall	Masonite (Hardboard)	Full Baths	2	Condition	Average	MAV	0
Roofing	Shingles - Asphalt	Half Baths	0	RCN	320,047	OVR FMV	0

Sketch Legend			Other Features				
---------------	--	--	----------------	--	--	--	--

Code	Type	Area
1.0	1.0 Story	891
UL	2nd Level	1782



5-8-15 corrected errors in living space for home. HB.
 66 X 38 TWO-STORY HORSE BARN/GARAGE. LOWER LEVEL HAS HORSE STALLS, FINISHED AREA, OFFICES, GARAGE/STORAGE, KITCHEN, THREE FINISHED ROOMS, CENTRAL A/H, ONE BATH. UPPER FLOOR FINISHED, HARDWOOD FLOORS, 2 LARGE ROOMS WITH FULL BATH.



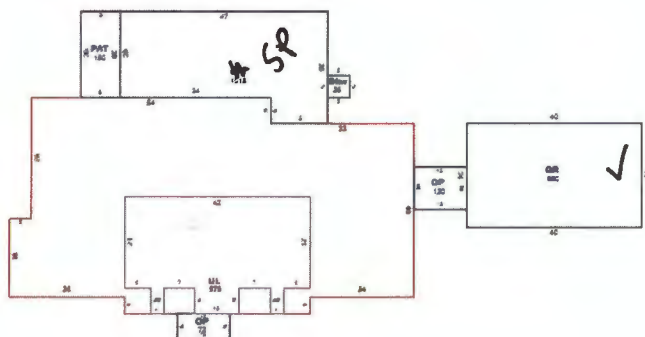
RES IMP - 230 01016 2050 EXT S 6TH ST							
Impr Key	16535522	Roof Shape	Gable	Basement / Attic	Squarefoot	Phy Depr	0.96
Class / Strat	A1	Floor Construction	Wood Joist	Bsmt / Finish	0 / 0.00	Phy OVR	0.00
Occupancy / Style	One Family	Floor Finish	Carpet/Hdwd/Tile	Attic / Finish	0 / 0.00	Func Obsol	1.00
Rooms	9	Interior Wall	Sheetrock	Bsmt Qual		Econ Obsol	1.00
Bedrooms	3	Interior Ceiling	Sheetrock	Attic Qual		% Complete	1.00
Heated Area	5,040	Heat	Central AC	Grade	1.30 ✓	Neigh Adj	0.87
Story Height	1.5 Story	Plumbing:Std Comp	1	Year Built	2015	CD	1.00
Foundation	Masonry	Plumbing: Extra Fix	8	Eff Year Built	2015	FMV	735,555
Exterior Wall	Hardie Board w/Stone ✓	Full Baths	2	Condition	Average	MAV	0
Roofing	Shingles - Architectural ✓	Half Baths	1	RCN	880,693	OVR FMV	0

Sketch Legend			Other Features					
---------------	--	--	----------------	--	--	--	--	--

Code	Type	Area	CODE TYPE	AREA
1.0	1.0 Story	4062	Const 1 sty 2 Box	1
OP	Porch - Open	1018		
PAT	Patio	180		
Dkw	Deck - Wood	25		
OP	Porch - Open	72		
OP	Porch - Open	120		
UL	2nd Level	978		
GR	Garage - Attached	960		



12/12/16 100% complete Khill
 2017: 88% complete, recheck at the end of the year.
 2-16 int data based on int inspection, laundry sink and bar sink also. house at 63% complete at yr end. recheck for 2017
 lm





2026/01/21



2026/01/21



Overview



Legend

- Parcels
- Roads
- Flood Map

- A - 100 Year Flood
- Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.
- AE - 100 Year Flood
- Area - Areas of 1% annual chance flood also known as the base flood.
- Determined by detailed methods with Base Flood Elevations (BFE).
- VE: Coastal SFHA with BFE & velocity wave action - Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.
- X: 500 Year Flood - Areas of 0.2% annual chance flood

Parcel ID 230 01016
Class Code Agricultural
Taxing District SPALDING COUNTY
Acres 15.62

Owner HARRIS JOHNNY W
HARRIS KAY C
2050 S SIXTH ST
GRIFFIN, GA 30224
Physical Address 2050 EXT S 6TH ST
Assessed Value Value \$1179118
Land Value Value \$177770

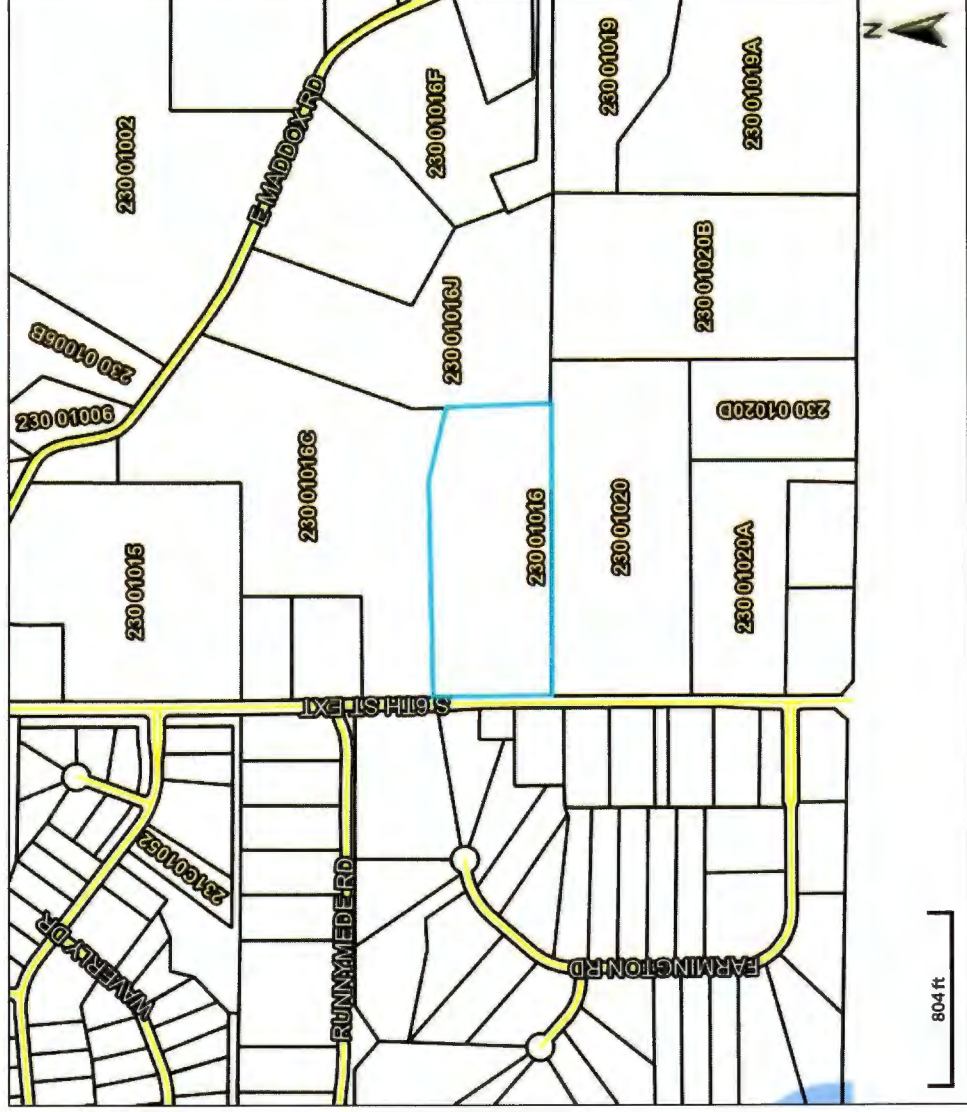
Last 2 Sales
Date 10/18/2004
Price \$210000

Reason LM
Qual Q

(Note: Not to be used on legal documents)

Date created: 1/12/2026
Last Data Uploaded: 1/12/2026 6:16:25 AM

Developed by  SCHNEIDER
GEOSPATIAL



Overview



Legend



Flood Map

■ A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.

■ AE - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood.

Determined by detailed methods with Base Flood Elevations (BFE).

■ VE: Coastal SFHA with BFE & velocity wave action -

Coastal flood zone with velocity

hazard (wave action); Base Flood Elevations

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■ X: 500 Year Flood - Areas of 0.2% annual chance flood

Parcel ID 230 01016
Class Code Agricultural
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Owner HARRIS JOHNNY W
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Last Sales
Date 10/18/2004
10/7/2004

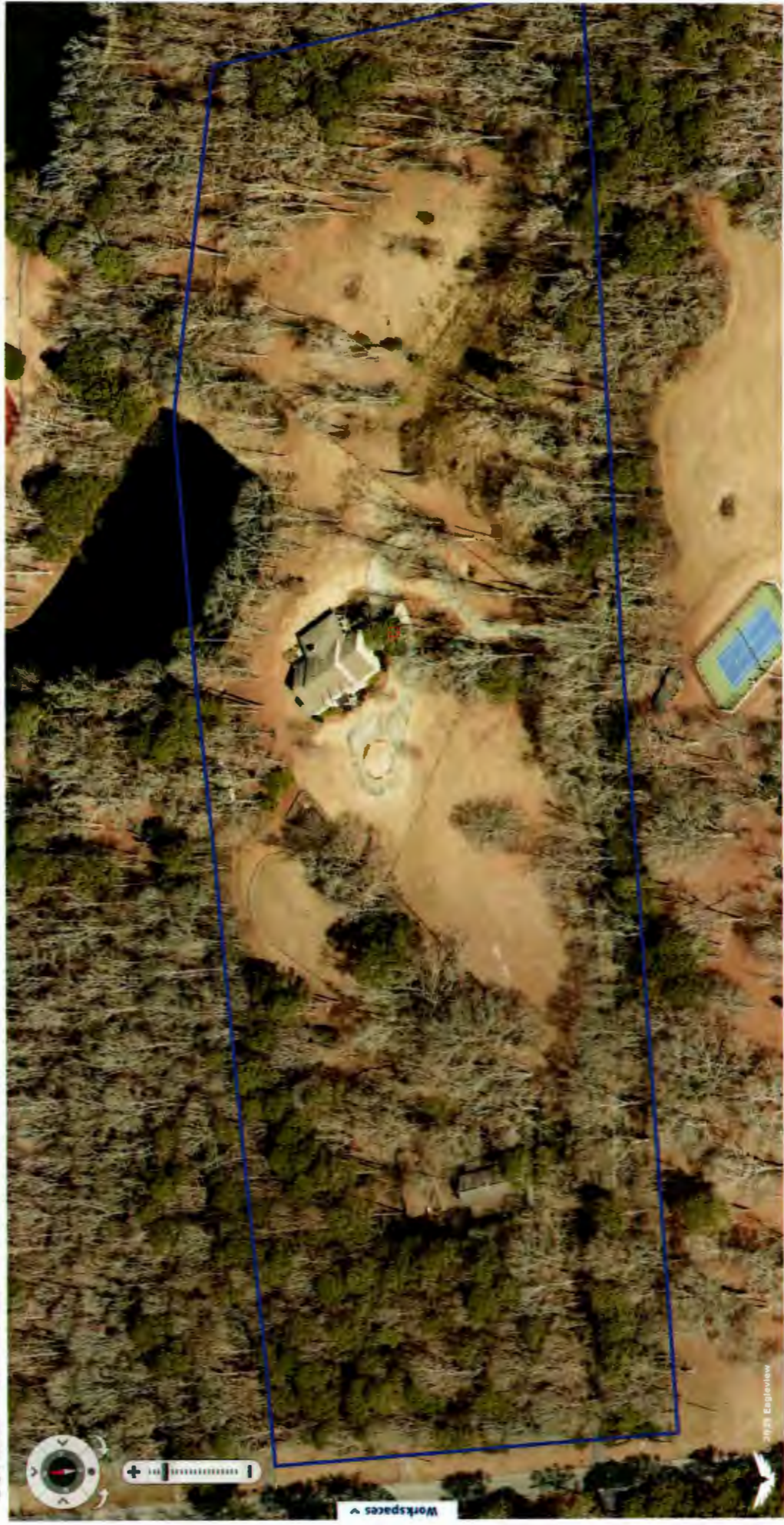
Price \$210000
0
Reason LM
XX
Qual Q
U

(Note: Not to be used on legal documents)

Date created: 1/12/2026

Last Data Uploaded: 1/12/2026 6:16:25 AM

Developed by  **SCHNEIDER**
GEOSPATIAL





2026/01/21



Garden
2026/01/21





2026/04/21



BOARD OF ASSESSORS

Consider the approval of a new Conservation Use Valuation Assessment application. JOYCE & CHRISTOPHER TURNER 211-01-009B, 13.96 ACRES

Requesting Agency

Spalding County Tax Assessors

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

ATTACHMENTS:

[CUVA - NEW - TURNER 211-01-009B.pdf](#)

SPALDING COUNTY
BOARD OF TAX ASSESSORS
419 EAST SOLOMON ST.
GRIFFIN, GEORGIA 30223

PT283A Rev. 2/15

**APPLICATION AND QUESTIONNAIRE FOR CURRENT USE
ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY**

To the Board of Tax Assessors of Spalding County: In accordance with the provisions of O.C.G.A. § 48-5-7.4, I submit this application and the completed questionnaire on the back of this application for consideration of current use assessment on the property described herein. Along with this application, I am submitting the fee of the Clerk of Superior Court for recording such application if approved.

Name of owner (individual(s), family owned farm entity, trust, estate, non-profit conservation organization or club) – The name of each individual and the percentage interest of each must be listed on the back of this application. For special rules concerning Family Farm Entities and the maximum amount of property that may be entered into a covenant, please consult the County Board of Tax Assessors

TURNER JOYCE MARCIA

Owner's mailing address CHRISTOPHER LEE TURNER 2169 E MCINTOSH RD		City, State, Zip GRIFFIN, GA 30223	Number of acres included in this application. Agricultural Land: _____ Timber Land: _____ Covenant Acres 0.00 Total Acres 13.96
Property location (Street, Route, Hwy, etc.) 2169E MCINTOSH RD		City, State, Zip of Property: GRIFFIN, GA 30223	
District 03	Land Lot 229	Sublot & Block	Recorded Deed Book/Page 5336 573
List types of storage and processing buildings:			

AUTHORIZED SIGNATURE

I, the undersigned, do hereby solemnly swear, covenant and agree that all the information contained above, as well as the information provided on the questionnaire, is true and correct to the best of my knowledge and that the above described property qualifies for the ownership and land use provisions of O.C.G.A. § 48-5-7.4. I further swear that I am authorized to sign this application on behalf of the owner(s) making application and that I have shown the percentage interest for each of the individuals having an ownership right to this property on the back of this application form. I am also aware that certain penalty provisions are applicable if this covenant is breached.

Joyce Marcia Turner
Signature of Taxpayer or Taxpayer's Authorized Representative

1-9-26
Date Application Filed

[Signature]
Signature of Taxpayer or Taxpayer's Authorized Representative
(Please have additional taxpayers sign on reverse side of application)

Sworn to and subscribed before me this 9 day of Jan, 2026

Peggy Terry Notary Public

If denied, Georgia law O.C.G.A. § 48-5-7.4 provides that the applicant may appeal in the same manner as other property appeals are made pursuant to O.C.G.A. § 48-5-311.

FOR TAX ASSESSORS USE ONLY

MAP & PARCEL NUMBER 211 01009B	TAX DISTRICT 03	TAXPAYER ACCOUNT NUMBER 14597	YEAR COVENANT: Begin: Jan 1, 2026 Ends: Dec 31, 2035
If transferred from Preferential Agricultural Assessment, provide date of transfer:	If applicable, covenant is a renewal for tax year: Begin: Jan 1, _____ Ends: Dec 31, _____		If applicable, covenant is a continuation for tax year: Begin: Jan 1, _____ Ends: Dec 31, _____
	Pursuant to O.C.G.A. § 48-5-7.4(d) a taxpayer may enter into a renewal contract in the 9th year of a covenant period so that the contract is continued without a lapse for an additional 10 years.		If continuing a covenant where part of the property has been transferred, list Original Covenant Map and Parcel Number: _____

Approved: _____ Date: _____

Board of Tax Assessors

Date

Denied: _____ Date: _____ If denied, the County Board of Tax Assessors shall issue a notice to the taxpayer in the same manner as all other notices are issued pursuant to O.C.G.A. Section 48-5-306.

ALL APPLICANTS, other than single titled owners, must list below each individual's name that owns a beneficial interest in the property described in this application, the percentage interest of each, the relationship of each (if the applicant is a family farm entity), and all other information applicable to this application.

Each Person's Name having any beneficial interest in the property described in this application. (If this form does not contain sufficient lines to list all owners, please attach list providing all information requested for each individual.)	Relationship (complete only if application is for a family farm entity)	Percent interest owned in property in <u>this application</u> <u>only</u>	Counties where you own interest in property under other covenants and total acres in other conservation use covenants	Each owner's percent interest owned and number of acres owned by each under other covenants	
Name / Relationship			County	Total Acres	% Interest / No of Acres
Joyce M Turner		all	NA		
Christopher L. Turner		all	NA		

Check Appropriate Ownership Type:

- ☒ One or more natural or naturalized citizens.
- ☐ An estate of which the devisees or heirs are one or more natural or naturalized citizens.
- ☐ A trust of which the beneficiaries are one or more natural or naturalized citizens.
- ☐ A family owned farm entity (e.g., a family corporation, family partnership, family general partnership, family limited partnership, family limited corporation or family limited liability company. Percent (%) of gross income from bona fide conservation uses. _____ (including earnings on investments directly related to past or future bona fide conservation uses, within this state within the year immediately preceding the year in which eligibility is sought (include supporting tax records); provided, however, that in the case of a newly formed family farm entity, an estimate of the income of such entity may be used to determine its eligibility (include supporting estimate records).)
- ☐ Nonprofit conservation organization designated as a 501(c)(3) organization under the Internal Revenue Code. (Provide copy of IRS determination letter/charter with application.)
- ☐ Bona fide club organized for pleasure, recreation, and other non-profitable purposes pursuant to Section 501(c)(7) of the Internal Revenue Code. (Provide copy of IRS determination letter/charter with application.)

Check All Bona fide uses that apply and the percentage use, as they relate to the property described in this application.

- ☐ Raising, harvesting, or storing crops % _____
- ☐ Feeding, breeding, or managing livestock or poultry % _____
- ☐ Producing plants, trees, fowl, or animals (including the production of fish or wildlife) % _____
- ☒ Wildlife habitat of not less than ten (10) acres of wildlife habitat (either in its natural state or under management; no form of commercial fishing or fish production shall be considered a type of agriculture); % 100 (see board of tax assessors for appropriate documentation in accordance with O.C.G.A. Section 48-5-7.4(b)(2))
- ☐ Production of aquaculture, horticulture, floriculture, forestry, dairy, livestock, poultry, and apiarian products % _____
- ☐ Other _____

- ☐ Yes ☒ No Is this property or any portion thereof, currently being leased? (If yes, list the name of the person or entity and briefly explain how the property is being used by the lessee, as well as the percentage of the property leased.)
- ☐ Yes ☒ No Are there other real property improvements located on this property other than the storage and processing buildings listed on the front of this application? If yes, briefly list and describe these real property improvements.
- ☐ Yes ☒ No Are there any restrictive covenants currently affecting the property described in this application? If yes, please explain.
- ☐ Yes ☒ No Are there any deed restrictions on this property? If yes, please list the restrictions.
- ☒ Yes ☐ No Does the current zoning on this property allow agricultural use? If no, please explain.
- ☐ Yes ☒ No Is there any type business operated on this property? If yes please indicate business name & type of business.

- If this application is for property that is less than 10 acres in size, a taxpayer must submit additional relevant records providing proof of bona fide agricultural use.
- Although not required, the applicant(s) for a property having more than 10 acres may wish to provide additional information to assist the board of assessors in making their determination. This information may include:
 - (1) Plans or programs for the production of agricultural and timber products, (2) Evidence of participation in a government subsidy program for crops or timber. (3) Receipts that substantiate a bona fide conservation use, such as receipts for feed, equipment, etc. (4) Income tax records, such as copies of a previously filed Federal Schedule F or the appropriate entity return (e.g., Federal Form 1065, 1120, etc.)
 - The Board of Tax Assessors can only deny an application if the use of the property does not meet the definition of bona fide agricultural property or if the ownership of the property is not in compliance with O.C.G.A. § 48-5-7.4.

APPLICATION FOR RELEASE OF CURRENT USE ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY

I, the owner of the above described property, having satisfied all applicable taxes and penalties associated with the covenant above, do hereby file this application for release of current use assessment with the county board of tax assessors. Pursuant to O.C.G.A. § 48-5-7.4(w), no fee is required for the clerk of superior court to file and index this release in the real property records of the clerk's office.

Sworn to and subscribed before me
This ____ day of _____, _____

Taxpayer's Authorized Signature _____

Approved by: Board of Tax Assessors _____

Notary Public _____

Date Filed _____

Date Approved _____

211 01009B			2026 Spalding County Board of Assessors					1/16/2026 4:54:58 PM Acct # 14597 tlong		
Owner Information			General Property Information					Values		
TURNER JOYCE MARCIA CHRISTOPHER LEE TURNER 2169 E MCINTOSH RD GRIFFIN, GA 30223			SITUS	2169 E MCINTOSH RD				Imp Val	32,402	
			LEGAL	E MCINTOSH RD TR A PB 13/291 & 27/595				Acc Val	13,873	
			Tax District	SPALDING COUNTY	GMD	0490	Homestead	LM8Z	Land Val	89,950
									Total Value	136,225
			Total Acres	13.96	LL	229	No Covenant	0	2025 : 123,149	2024 : 123,149
			Zoning	R2	LD	03	Acc/Des	5C - .000000	2023 : 123,149	2022 : 83,980
			Unit		Return Value		0			
Topography - 1.00	Wetlands - 1.00	Shape - .90	Easements - 1.00	External - 1.00	Assemblage - 1.00	Other - 1.00	12405 - 1.00			

SALES INFORMATION

Grantee	Grantor	Date	Deed Book	Plat Book	Saleprice	CS	Mkt Value	Reason
TURNER JOYCE MARCIA	ESTATE OF TURNER ROBERT C	07/03/2025	5336 573	27 595		0 A1		0 ES
TURNER ROBERT C ET AL	JAMES MICHAEL TODD ET AL	03/14/2023	5097 122	27 595		0 A1		0 DV
TURNER ROBERT C ET AL	TURNER ROBERT C & JOYCE M	03/22/2022	4940 52	13 291		0 A1		0 GF

LAND INFORMATION

CS	Code / Description	Method	Units	Depth	From Front	Depth Table	Depth Factor	Unit Value	Adj Unit	Adj	Value
A4	1210 M210-211 -	Acre	11.96	0	0			13,000.00	13,000.00	1.00	92,144
A4	1629 \$5,000 per Acres	Acre	2.00	0	0			5,000.00	5,000.00	1.00	10,000

ACCESSORY IMPROVEMENTS - 211 01009B

CS	Descrip	Dim1	Dim2	Units	Year	Grade	Depr	Ovr D	Pcom	Func	Econ	Neigh	IDnits	Value	Photo ?
A6	Shop Equipment Building	24	24	576	2015	1.00	0.87	0.00	1.00	1.00	1.00	1.00	0.00	12473	True
A6	Storage/Utility Bldg	10	14	140	1995	0.00	0.22	0.00	1.00	1.00	1.00	1.00	0.00	400	True
A6	Storage/Utility Bldg	16	18	288	1995	0.00	0.22	0.00	1.00	1.00	1.00	1.00	0.00	1000	True

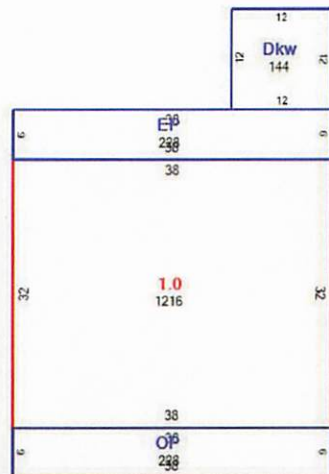
RES IMP - 211 01009B 2169 E MCINTOSH RD							
Impr Key	10192	Roof Shape	Gable	Basement / Attic	Squarefoot	Phy Depr	0.20
Class / Strat	A1	Floor Construction	Wood Joist	Bsmt / Finish	0 / 0.00	Phy OVR	0.00
Occupancy / Style	One Family	Floor Finish	Pine	Attic / Finish	0 / 0.00	Func Obsol	1.00
Rooms	5	Interior Wall	Pine	Bsmt Qual		Econ Obsol	1.00
Bedrooms	2	Interior Ceiling	Pine	Attic Qual		% Complete	1.00
Heated Area	1,216	Heat	Central AC	Grade	0.80	Neigh Adj	1.00
Story Height	1 Story	Plumbing:Std Comp	1	Year Built	1910	CD	1.00
Foundation	Masonry	Plumbing: Extra Fix	0	Eff Year Built	1964	FMV	32,402
Exterior Wall	Vinyl Siding	Full Baths	1	Condition	Average	MAV	0
Roofing	Metal - Steel	Half Baths	0	RCN	162,009	OVR FMV	0

Sketch Legend			Other Features				
---------------	--	--	----------------	--	--	--	--

Code	Type	Area	CODE TYPE	AREA
1.0	1.0 Story	1216	Pre-fab 1 sty 1 Box	1
EP	Porch - Enclosed	228		
OP	Porch - Open	228		
Dkw	Deck - Wood	144		

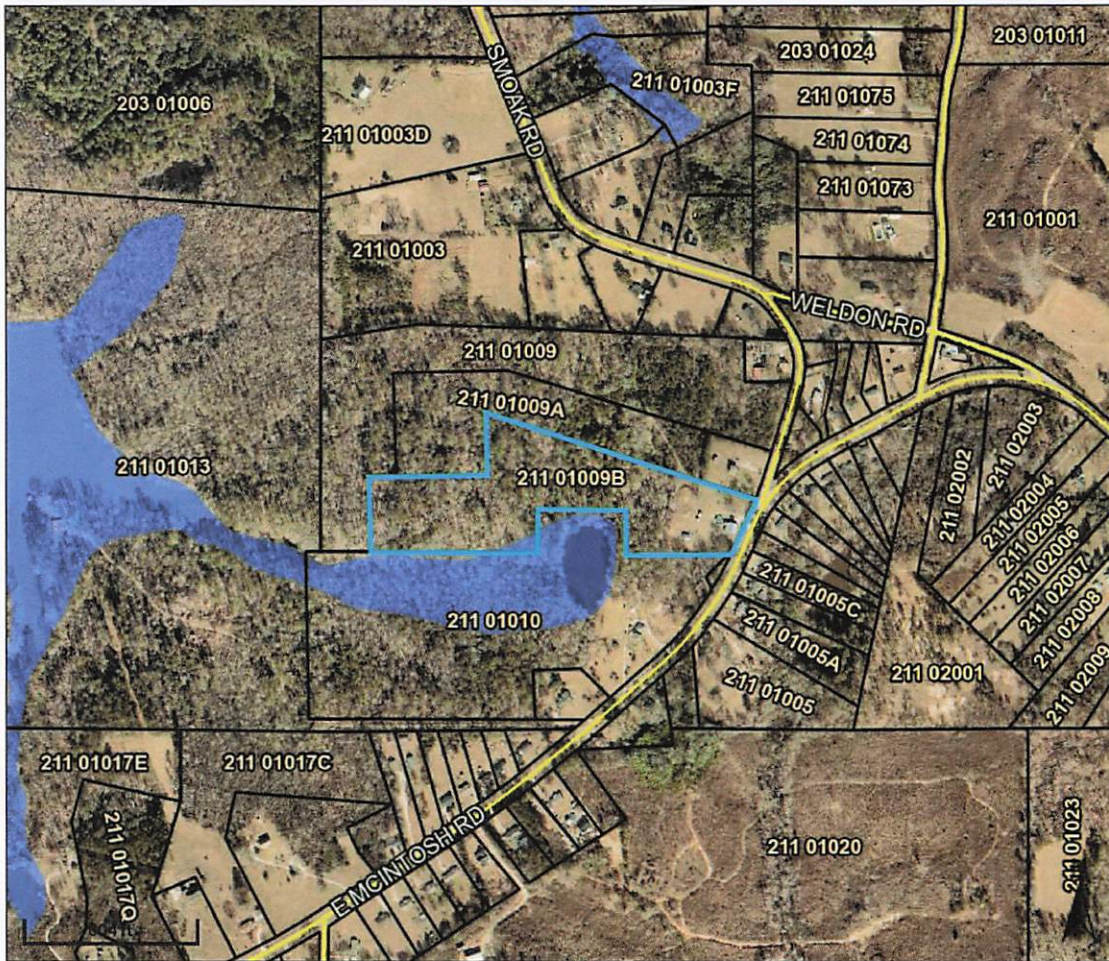


ESTIMATED AGE





01/27/2026 02:31



Overview



Legend

□ Parcels

— Roads

Flood Map

■ A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.

■ AE - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations (BFE).

■ VE: Coastal SFHA with BFE & velocity wave action - Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

■ X: 500 Year Flood - Areas of 0.2% annual chance flood

Parcel ID 211 01009B
Class Code Agricultural
Taxing District SPALDING COUNTY
Acres 13.96

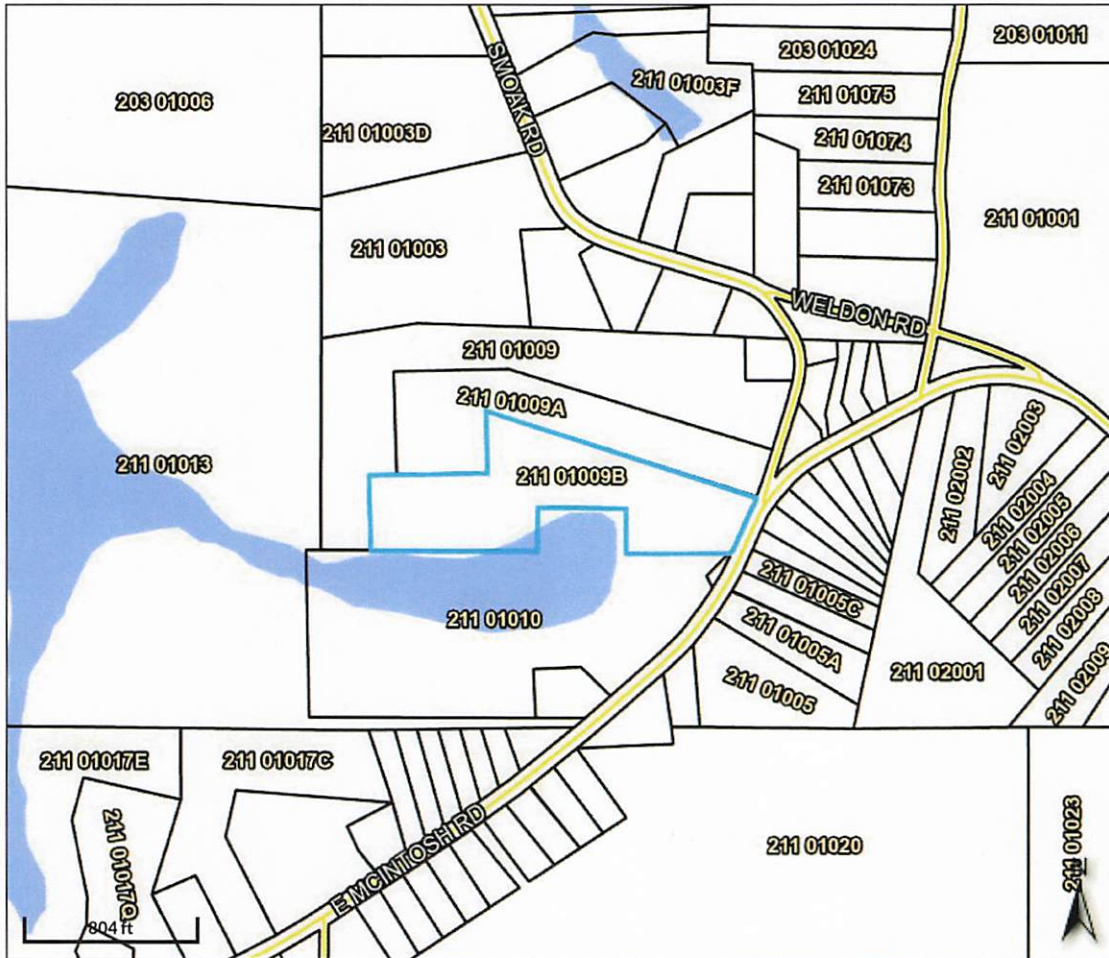
Owner TURNER JOYCE MARCIA
CHRISTOPHER LEE TURNER
2169 E MCINTOSH RD
GRIFFIN, GA 30223
Physical Address 2169 E MCINTOSH RD
Assessed Value Value \$123149
Land Value Value \$81315

Last 2 Sales			
Date	Price	Reason	Qual
7/3/2025	0	ES	U
3/14/2023	0	DV	U

(Note: Not to be used on legal documents)

Date created: 1/12/2026
Last Data Uploaded: 1/12/2026 6:16:25 AM

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GEOSPATIAL



Overview



Legend

□ Parcels

— Roads

Flood Map

■ A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.

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Last 2 Sales
Date Price Reason Qual
7/3/2025 0 ES U
3/14/2023 0 DV U

(Note: Not to be used on legal documents)

Date created: 1/12/2026
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Workspaces ▾

© 2025 Eagleview

map: Auto (Oblique) ▾ Dates: Latest ▾ < image 1 of 12 > 01/09/2025



01/27/2026 02:33



01/27/2026 02:34

95Z



01/27/2026 02:35



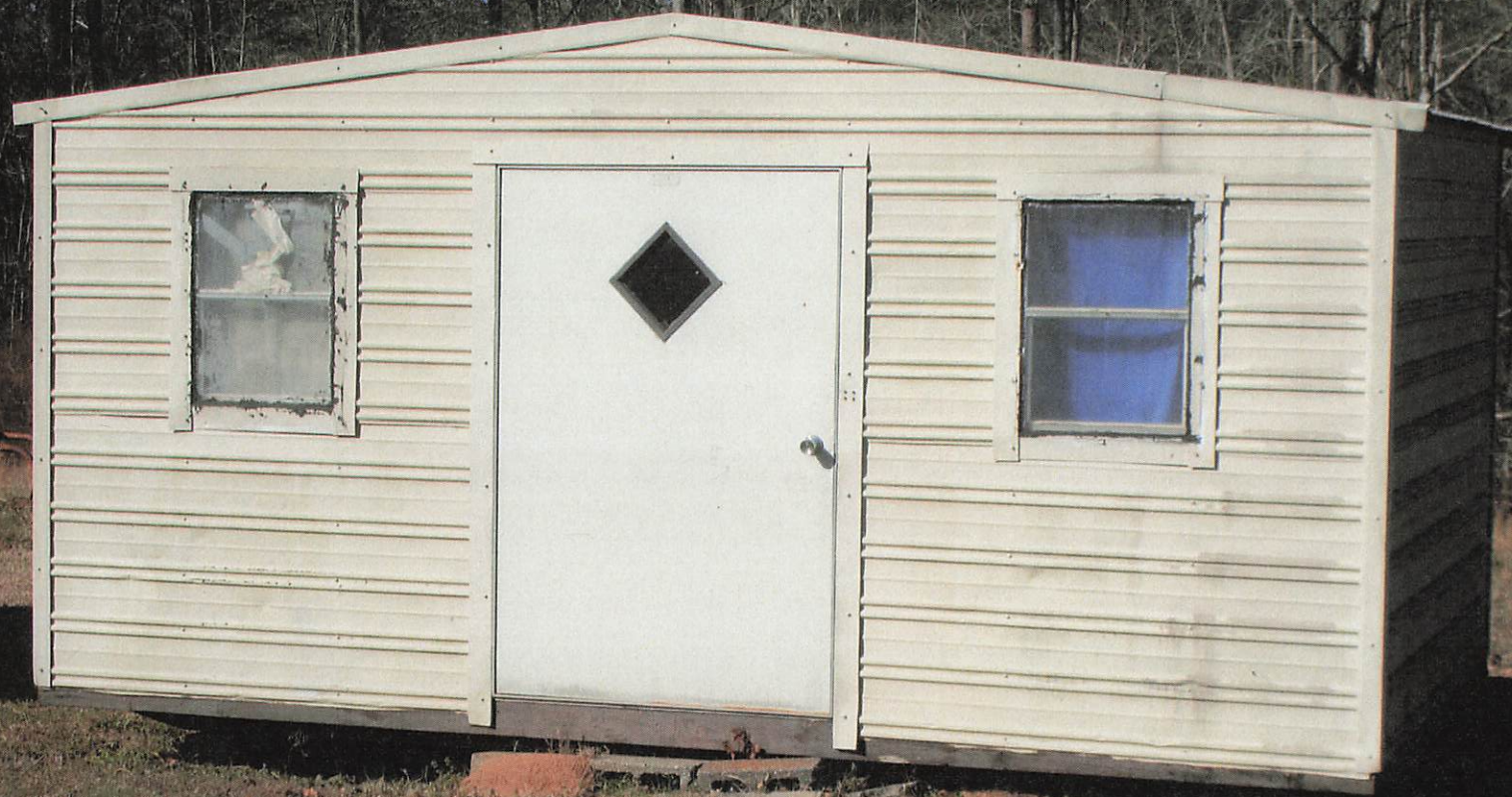
01/27/2026 02:36



01/27/2026 02:34



01/27/2026 02:35



01/27/2026 02:34



01/27/2026 02:34

Consider the approval of a new Conservation Use Valuation Assessment application. CATHY CONKLE 218-02-009N, 5.27 ACRES

Requesting Agency

Spalding County Tax Assessors

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

ATTACHMENTS:

[CUVA - NEW - CONKLE 218-02-009N.pdf](#)

SPALDING COUNTY
BOARD OF TAX ASSESSORS
419 EAST SOLOMON ST.
GRIFFIN, GEORGIA 30223

PT283A Rev. 2/15

**APPLICATION AND QUESTIONNAIRE FOR CURRENT USE
ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY**

To the Board of Tax Assessors of Spalding County: In accordance with the provisions of O.C.G.A. § 48-5-7.4, I submit this application and the completed questionnaire on the back of this application for consideration of current use assessment on the property described herein. Along with this application, I am submitting the fee of the Clerk of Superior Court for recording such application if approved.

Name of owner (individual(s), family owned farm entity, trust, estate, non-profit conservation organization or club) – The name of each individual and the percentage interest of each must be listed on the back of this application. For special rules concerning Family Farm Entities and the maximum amount of property that may be entered into a covenant, please consult the County Board of Tax Assessors

CONKLE KATHY C

Owner's mailing address 3387 HIGH FALLS RD		City, State, Zip GRIFFIN, GA 30224	Number of acres included in this application. Agricultural Land: _____ Timber Land: _____
Property location (Street, Route, Hwy, etc.) 3387 HIGH FALLS RD		City, State, Zip of Property: GRIFFIN, GA 30223	Covenant Acres 0.00 Total Acres 5.27
District 03	Land Lot 79	Sublot & Block	Recorded Deed Book/Page 5049 118
List types of storage and processing buildings:			

AUTHORIZED SIGNATURE

I, the undersigned, do hereby solemnly swear, covenant and agree that all the information contained above, as well as the information provided on the questionnaire, is true and correct to the best of my knowledge and that the above described property qualifies under the ownership and land use provisions of O.C.G.A. § 48-5-7.4. I further swear that I am authorized to sign this application on behalf of the owner(s) making application and that I have shown the percentage interest for each of the individuals having an ownership right to this property on the back of this application form. I am also aware that certain penalty provisions are applicable if this covenant is breached.

Kathy Conkle
Signature of Taxpayer or Taxpayer's Authorized Representative

01/15/2026
Date Application Filed

Kathy Conkle
Signature of Taxpayer or Taxpayer's Authorized Representative
(Please have additional taxpayers sign on reverse side of application)

Sworn to and subscribed before me this 15 day of JAN, 2026
May Beth Bernier Notary Public

If denied, Georgia law O.C.G.A. § 48-5-7.4 provides that the applicant may appeal in the same manner as other property appeals are made pursuant to O.C.G.A. § 48-5-311.

FOR TAX ASSESSORS USE ONLY

MAP & PARCEL NUMBER 218 02009N	TAX DISTRICT 03	TAXPAYER ACCOUNT NUMBER 33851	YEAR COVENANT: Begin: Jan 1, 2026 Ends: Dec 31, 2035
If transferred from Preferential Agricultural Assessment, provide date of transfer:	If applicable, covenant is a renewal for tax year: Begin: Jan 1, _____ Ends: Dec 31, _____		If applicable, covenant is a continuation for tax year: Begin: Jan 1, _____ Ends: Dec 31, _____
	Pursuant to O.C.G.A. § 48-5-7.4(d) a taxpayer may enter into a renewal contract in the 9th year of a covenant period so that the contract is continued without a lapse for an additional 10 years.		If continuing a covenant where part of the property has been transferred, list Original Covenant Map and Parcel Number: _____

Approved: _____ Date: _____

Board of Tax Assessors

Date

Denied: _____ Date: _____ If denied, the County Board of Tax Assessors shall issue a notice to the taxpayer in the same manner as all other notices are issued pursuant to O.C.G.A. Section 48-5-306.

ALL APPLICANTS, other than single titled owners, must list below each individual's name that owns a beneficial interest in the property described in this application, the percentage interest of each, the relationship of each (if the applicant is a family farm entity), and all other information applicable to this application.

Each Person's Name having any beneficial interest in the property described in this application. (If this form does not contain sufficient lines to list all owners, please attach list providing all information requested for each individual.)	Relationship (complete only if application is for a family farm entity)	Percent interest owned in property in <u>this application</u> only	Counties where you own interest in property under other covenants and total acres in other conservation use covenants	Each owner's percent interest owned and number of acres owned by each under other covenants
Kalyn Conkle		50%		
Rathy Conkle		50%		

Check Appropriate Ownership Type:

- ☒ One or more natural or naturalized citizens.
- ☐ An estate of which the devisees or heirs are one or more natural or naturalized citizens.
- ☐ A trust of which the beneficiaries are one or more natural or naturalized citizens.
- ☐ A family owned farm entity (e.g., a family corporation, family partnership, family general partnership, family limited partnership, family limited corporation or family limited liability company. Percent (%) of gross income from bona fide conservation uses. _____ (including earnings on investments directly related to past or future bona fide conservation uses, within this state within the year immediately preceding the year in which eligibility is sought (include supporting tax records); provided, however, that in the case of a newly formed family farm entity, an estimate of the income of such entity may be used to determine its eligibility (include supporting estimate records).)
- ☐ Nonprofit conservation organization designated as a 501(c)(3) organization under the Internal Revenue Code. (Provide copy of IRS determination letter/charter with application.)
- ☐ Bona fide club organized for pleasure, recreation, and other non-profitable purposes pursuant to Section 501(c)(7) of the Internal Revenue Code. (Provide copy of IRS determination letter/charter with application.)

Check All Bona fide uses that apply and the percentage use, as they relate to the property described in this application.

- ☐ Raising, harvesting, or storing crops % _____
- ☐ Feeding, breeding, or managing livestock or poultry % _____
- ☒ Producing plants, trees, fowl, or animals (including the production of fish or wildlife) % 100
- ☐ Wildlife habitat of not less than ten (10) acres of wildlife habitat (either in its natural state or under management; no form of commercial fishing or fish production shall be considered a type of agriculture); % _____ (see board of tax assessors for appropriate documentation in accordance with O.C.G.A. Section 48-5-7.4(b)(2))
- ☐ Production of aquaculture, horticulture, floriculture, forestry, dairy, livestock, poultry, and apiarian products % _____
- ☐ Other _____
- ☐ Yes ☒ No Is this property or any portion thereof, currently being leased? (If yes, list the name of the person or entity and briefly explain how the property is being used by the lessee, as well as the percentage of the property leased.)
- ☐ Yes ☒ No Are there other real property improvements located on this property other than the storage and processing buildings listed on the front of this application? If yes, briefly list and describe these real property improvements.
- ☐ Yes ☒ No Are there any restrictive covenants currently affecting the property described in this application? If yes, please explain.
- ☐ Yes ☒ No Are there any deed restrictions on this property? If yes, please list the restrictions.
- ☐ Yes ☒ No Does the current zoning on this property allow agricultural use? If no, please explain.
- ☐ Yes ☒ No Is there any type business operated on this property? If yes please indicate business name & type of business.

• If this application is for property that is less than 10 acres in size, a taxpayer must submit additional relevant records providing proof of bona fide agricultural use.

• Although not required, the applicant(s) for a property having more than 10 acres may wish to provide additional information to assist the board of assessors in making their determination. This information may include:

(1) Plans or programs for the production of agricultural and timber products, (2) Evidence of participation in a government subsidy program for crops or timber. (3) Receipts that substantiate a bona fide conservation use, such as receipts for feed, equipment, etc. (4) Income tax records, such as copies of a previously filed Federal Schedule F or the appropriate entity return (e.g., Federal Form 1065, 1120, etc.)

• The Board of Tax Assessors can only deny an application if the use of the property does not meet the definition of bona fide agricultural property or if the ownership of the property is not in compliance with O.C.G.A. § 48-5-7.4.

APPLICATION FOR RELEASE OF CURRENT USE ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY

I, the owner of the above described property, having satisfied all applicable taxes and penalties associated with the covenant above, do hereby file this application for release of current use assessment with the county board of tax assessors. Pursuant to O.C.G.A. § 48-5-7.4(w), no fee is required for the clerk of superior court to file and index this release in the real property records of the clerk's office.

Sworn to and subscribed before me

This ____ day of _____,

Taxpayer's Authorized Signature

Approved by: Board of Tax Assessors

Notary Public

Date Filed

Date Approved

218 02009N			2026 Spalding County Board of Assessors					1/16/2026 4:28:15 PM Acct # 33851 tlong									
Owner Information			General Property Information					Values									
CONKLE KATHY C 3387 HIGH FALLS RD GRIFFIN, GA 30224			SITUS		3387 HIGH FALLS RD			Imp Val		29,937							
			LEGAL		HIGH FALLS RD TR C PB 22/397			Acc Val									
			Tax District		SPALDING COUNTY	GMD	1066	Homestead	S0	Land Val		58,275					
			Total Acres		5.27	LL	79	No Covenant	0	Total Value		88,212					
			Zoning		AR1	LD	03	Acc/Des	2C - .000000	2025 : 88,212		2024 : 88,212					
			Unit			Return Value		0		2023 : 88,212		2022 : 64,064					
Topography - 1.00			Wetlands - 1.00		Shape - 1.00		Easements - 1.00		External - 1.00		Assemblage - 1.00		Other - 1.00		12299 - 1.00		
SALES INFORMATION																	
Grantee		Grantor		Date		Deed Book		Plat Book		Saleprice		CS		Mkt Value		Reason	
CONKLE KATHY C		CONKLE KATHY C		10/25/2022		5049 118		22 397				0 R1				0 LE	
CONKLE G TIM & KATHY C		CONKLE G TIM		06/09/2017		4174 121						0 R1				0 LA	
CONKLE MARION R		CONKLE CLAIRE H ESTATE		03/17/2016		4035 342						0 R1				0 DA	
LAND INFORMATION																	
CS	Code / Description	Method	Units	Depth	From Front	Depth Table	Depth Factor	Unit Value	Adj Unit	Adj	Value						
R4	348 High Falls & Mangham Rd	Acre	5.27	0	0			15,000.00	15,000.00	1.00	58,275						

RES IMP - 218 02009N			
Impr Key	16536519	Tip Out/Addn	0 x 0 0
PIN	218 02009E	Lot Number	
Account #	5434	RCN	44,700
Serial #	UNKNOWN	Eff Year Built	
Decal Year		Phy Depr	0.20
Decal Number		Ovr Phy Depr	0.00
Year Built / Size	1972 12 x 50	Func Obsol	1.00
HUD Tag		Econ Obsol	1.00
MFG	WICK BUILDING	Value	3,662
Model	GRANDVILLE	Value Type	NADA
Class	AV	Addon Value	26,275
Exterior Wall	Wood	FMV	29,937
Roofing	Metal	NADA Condition	A
Foundation	Piers		
Heat / Air	Floor/Wall Furnace		
Fireplace			
Condition	Average		
Full Baths	2		
Half Baths	0		
Story Height	1		

Mfg Housing Add-ons						
Type	Size	Area	YEAR	DEPR	GRADE	VALUE
Addition	12x50	600	1995	0.22	1.00	12,454
Porch - Open	12x20	240	1995	0.22	1.00	1,767
Addition	12x30	360	1995	0.22	1.00	7,473
Porch - Screened	12x20	240	1995	0.22	1.00	2,485
Deck - Wood	12x36	432	1995	0.22	1.00	2,096





01/27/2026 02:08

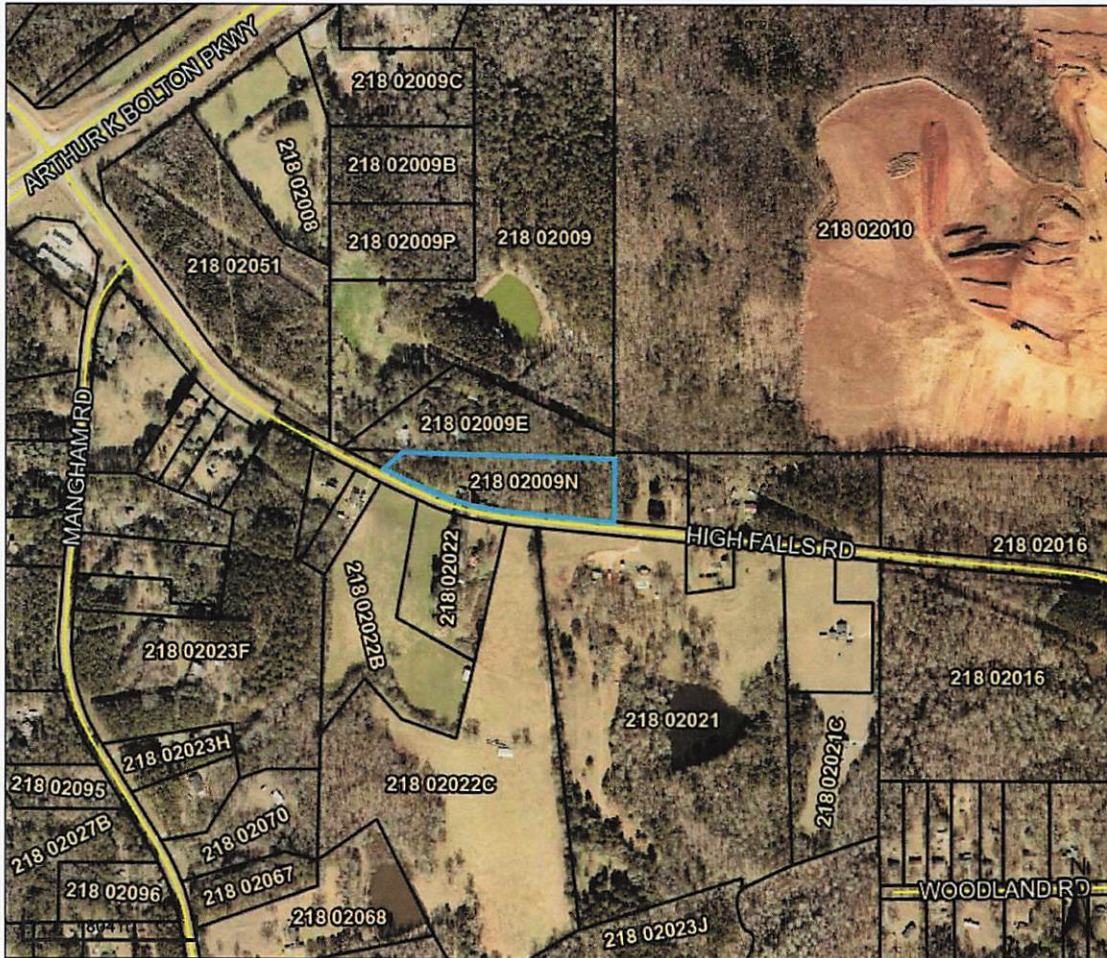


☐ Parcels
☐ Roads

Last 2 Sales			
Date	Price	Reason	Qual
10/25/2022	0	ES	U
11/13/2018	0	GF	U

Developed by **SCHNEIDER**
GEOSPATIAL

218-02-009N Mother as owner



Overview



Legend

□ Parcels

— Roads

Flood Map

■ A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.

■ AE - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations (BFE).

■ VE: Coastal SFHA with BFE & velocity wave action - Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

■ X: 500 Year Flood - Areas of 0.2% annual chance flood

Parcel ID 218 02009N
Class Code Residential
Taxing District SPALDING COUNTY
Acres 5.27

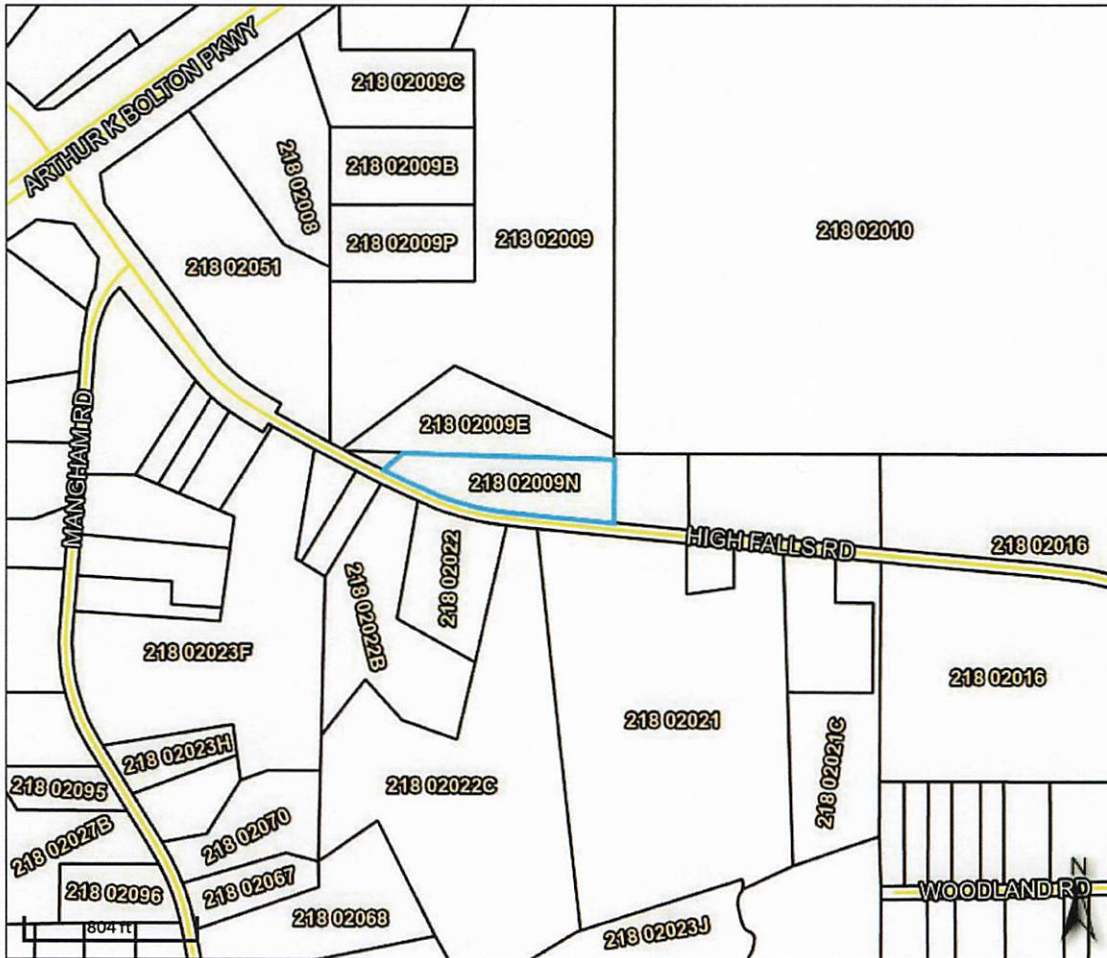
Owner CONKLE KATHY C
3387 HIGH FALLS RD
GRIFFIN, GA 30224
Physical Address 3387 HIGH FALLS RD
Assessed Value Value \$88212
Land Value Value \$58275

Last 2 Sales
Date Price Reason Qual
10/25/2022 0 LE U
6/9/2017 0 LA U

(Note: Not to be used on legal documents)

Date created: 1/16/2026
Last Data Uploaded: 1/16/2026 7:24:20 AM

Developed by SCHNEIDER
GEOSPATIAL



Overview



Legend

- Parcels
- Roads

Flood Map

- A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.
- AE - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations (BFE).
- VE: Coastal SFHA with BFE & velocity wave action - Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.
- X: 500 Year Flood - Areas of 0.2% annual chance flood

Parcel ID 218 02009N
 Class Code Residential
 Taxing District SPALDING COUNTY
 Acres 5.27

Owner CONKLE KATHY C
 3387 HIGH FALLS RD
 GRIFFIN, GA 30224
 Physical Address 3387 HIGH FALLS RD
 Assessed Value Value \$88212
 Land Value Value \$58275

Last 2 Sales

Date	Price	Reason	Qual
10/25/2022	0	LE	U
6/9/2017	0	LA	U

(Note: Not to be used on legal documents)

Date created: 1/16/2026
 Last Data Uploaded: 1/16/2026 7:24:20 AM

Developed by **SCHNEIDER**
 GEOSPATIAL



Consider the approval for a continuation Conservation Use Valuation Assessment application. KALYN CONKLE 218-02-009E, 6.15 ACRES (CONTIGUOUS WITH CUVA PARCEL 218-02-009, 41.76 ACRES)

Requesting Agency

Spalding County Tax Assessors

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

ATTACHMENTS:

[CUVA - CONTINUATION - CONKLE 218-02-009E.pdf](#)

SPALDING COUNTY
BOARD OF TAX ASSESSORS
419 EAST SOLOMON ST.
GRIFFIN, GEORGIA 30223

CONTINUATION

PT283A Rev. 2/15

APPLICATION AND QUESTIONNAIRE FOR CURRENT USE ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY

To the Board of Tax Assessors of Spalding County: In accordance with the provisions of O.C.G.A. § 48-5-7.4, I submit this application and the completed questionnaire on the back of this application for consideration of current use assessment on the property described herein. Along with this application, I am submitting the fee of the Clerk of Superior Court for recording such application if approved.

Name of owner (individual(s), family owned farm entity, trust, estate, non-profit conservation organization or club) – The name of each individual and the percentage interest of each must be listed on the back of this application. For special rules concerning Family Farm Entities and the maximum amount of property that may be entered into a covenant, please consult the County Board of Tax Assessors

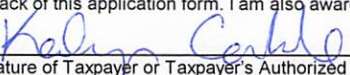
CONKLE KALYN ANNE

Owner's mailing address 3387 HIGH FALLS RD	City, State, Zip GRIFFIN, GA 30224	Number of acres included in this application. Agricultural Land: _____ Timber Land: _____ Covenant Acres 0.00 Total Acres 6.15
Property location (Street, Route, Hwy, etc.) 3385 HIGH FALLS RD	City, State, Zip of Property: GRIFFIN, GA 30223	

District 03	Land Lot 79	Sublot & Block	Recorded Deed Book/Page 5049 118	List types of storage and processing buildings:
----------------	----------------	----------------	-------------------------------------	---

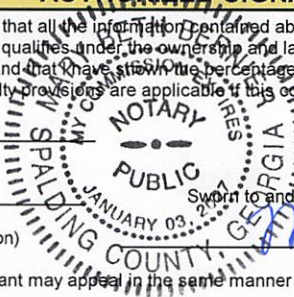
AUTHORIZED SIGNATURE

I, the undersigned, do hereby solemnly swear, covenant and agree that all the information contained above, as well as the information provided on the questionnaire, is true and correct to the best of my knowledge and that the above described property qualifies under the ownership and land use provisions of O.C.G.A. § 48-5-7.4. I further swear that I am authorized to sign this application on behalf of the owner(s) making application and that I have shown the percentage interest for each of the individuals having an ownership right to this property on the back of this application form. I am also aware that certain penalty provisions are applicable if this covenant is breached.


Signature of Taxpayer or Taxpayer's Authorized Representative

1-13-26
Date Application Filed

Signature of Taxpayer or Taxpayer's Authorized Representative
(Please have additional taxpayers sign on reverse side of application)

Sworn to and subscribed before me this 13 day of JAN, 2026

Notary Public

If denied, Georgia law O.C.G.A. § 48-5-7.4 provides that the applicant may appeal in the same manner as other property appeals are made pursuant to O.C.G.A. § 48-5-311.

FOR TAX ASSESSORS USE ONLY

MAP & PARCEL NUMBER 218 02009E	TAX DISTRICT 03	TAXPAYER ACCOUNT NUMBER 15704	YEAR COVENANT: Begin: Jan 1, 2026 Ends: Dec 31, 2035
If transferred from Preferential Agricultural Assessment, provide date of transfer: _____	If applicable, covenant is a renewal for tax year: Begin: Jan 1, _____ Ends: Dec 31, _____ Pursuant to O.C.G.A. § 48-5-7.4(d) a taxpayer may enter into a renewal contract in the 9th year of a covenant period so that the contract is continued without a lapse for an additional 10 years.	If applicable, covenant is a continuation for tax year: Begin: Jan 1, <u>2024</u> Ends: Dec 31, <u>2033</u> If continuing a covenant where part of the property has been transferred, list Original Covenant Map and Parcel Number: <u>218 02009</u>	

Approved: _____ Date: _____

Board of Tax Assessors

Date _____

Denied: _____ Date: _____ If denied, the County Board of Tax Assessors shall issue a notice to the taxpayer in the same manner as all other notices are issued pursuant to O.C.G.A. Section 48-5-306.

ALL APPLICANTS, other than single titled owners, must list below each individual's name that owns a beneficial interest in the property described in this application, the percentage interest of each, the relationship of each (if the applicant is a family farm entity), and all other information applicable to this application.

Each Person's Name having any beneficial interest in the property described in this application. (If this form does not contain sufficient lines to list all owners, please attach list providing all information requested for each individual.)	Relationship (complete only if application is for a family farm entity)	Percent interest owned in property in <u>this application</u> only	Counties where you own interest in property under other covenants and total acres in other conservation use covenants	Each owner's percent interest owned and number of acres owned by each under other covenants
Name / Relationship		County	Total Acres	% Interest / No of Acres

Check Appropriate Ownership Type:

- ☒ One or more natural or naturalized citizens.
- ☐ An estate of which the devisees or heirs are one or more natural or naturalized citizens.
- ☐ A trust of which the beneficiaries are one or more natural or naturalized citizens.
- ☐ A family owned farm entity (e.g., a family corporation, family partnership, family general partnership, family limited partnership, family limited corporation or family limited liability company. Percent (%) of gross income from bona fide conservation uses. _____ (including earnings on investments directly related to past or future bona fide conservation uses, within this state within the year immediately preceding the year in which eligibility is sought (include supporting tax records); provided, however, that in the case of a newly formed family farm entity, an estimate of the income of such entity may be used to determine its eligibility (include supporting estimate records.)
- ☐ Nonprofit conservation organization designated as a 501(c)(3) organization under the Internal Revenue Code. (Provide copy of IRS determination letter/chapter with application.)
- ☐ Bona fide club organized for pleasure, recreation, and other non-profitable purposes pursuant to Section 501(c)(7) of the Internal Revenue Code. (Provide copy of IRS determination letter/chapter with application.)

Check All Bona fide uses that apply and the percentage use, as they relate to the property described in this application.

- ☐ Raising, harvesting, or storing crops % _____
- ☐ Feeding, breeding, or managing livestock or poultry % _____
- ☒ Producing plants, trees, fowl, or animals (including the production of fish or wildlife) % 40
- ☒ Wildlife habitat of not less than ten (10) acres of wildlife habitat (either in its natural state or under management; no form of commercial fishing or fish production shall be considered a type of agriculture); % 20 (see board of tax assessors for appropriate documentation in accordance with O.C.G.A. Section 48-5-7.4(b)(2))
- ☐ Production of aquaculture, horticulture, floriculture, forestry, dairy, livestock, poultry, and apian products % _____
- ☐ Other _____

- ☐ Yes ☒ No Is this property or any portion thereof, currently being leased? (If yes, list the name of the person or entity and briefly explain how the property is being used by the lessee, as well as the percentage of the property leased.)
- ☐ Yes ☒ No Are there other real property improvements located on this property other than the storage and processing buildings listed on the front of this application? If yes, briefly list and describe these real property improvements.
- ☐ Yes ☒ No Are there any restrictive covenants currently affecting the property described in this application? If yes, please explain.
- ☐ Yes ☒ No Are there any deed restrictions on this property? If yes, please list the restrictions.
- ☐ Yes ☒ No Does the current zoning on this property allow agricultural use? If no, please explain.
- ☐ Yes ☒ No Is there any type business operated on this property? If yes please indicate business name & type of business.

- If this application is for property that is less than 10 acres in size, a taxpayer must submit additional relevant records providing proof of bona fide agricultural use.
- Although not required, the applicant(s) for a property having more than 10 acres may wish to provide additional information to assist the board of assessors in making their determination. This information may include:
- (1) Plans or programs for the production of agricultural and timber products, (2) Evidence of participation in a government subsidy program for crops or timber, (3) Receipts that substantiate a bona fide conservation use, such as receipts for feed, equipment, etc. (4) Income tax records, such as copies of a previously filed Federal Schedule F or the appropriate entity return (e.g., Federal Form 1065, 1120, etc.)
- The Board of Tax Assessors can only deny an application if the use of the property does not meet the definition of bona fide agricultural property or if the ownership of the property is not in compliance with O.C.G.A. § 48-5-7.4.

APPLICATION FOR RELEASE OF CURRENT USE ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY

I, the owner of the above described property, having satisfied all applicable taxes and penalties associated with the covenant above, do hereby file this application for release of current use assessment with the county board of tax assessors. Pursuant to O.C.G.A. § 48-5-7.4(w), no fee is required for the clerk of superior court to file and index this release in the real property records of the clerk's office.

Sworn to and subscribed before me
This ____ day of _____, _____

Taxpayer's Authorized Signature

Approved by: Board of Tax Assessors

Notary Public

Date Filed

Date Approved

218 02009E		2026 Spalding County Board of Assessors				1/16/2026 4:27:20 PM Acct # 15704 tlong	
Owner Information		General Property Information				Values	
CONKLE KALYN ANNE 3387 HIGH FALLS RD GRIFFIN, GA 30224		SITUS	3385 HIGH FALLS RD			Imp Val	199,603
		LEGAL	HIGH FALLS RD 6.15 AC PB 12/36			Acc Val	70,655
		Tax District	SPALDING COUNTY	GMD	1066	Homestead	S1
		Total Acres	6.15	LL	79	No Covenant	0
		Zoning	AR1	LD	03	Acc/Des	2C - .000000
		Unit		Return Value		0	
						2025 : 335,133	2024 : 335,133
						2023 : 319,946	2022 : 277,524
Topography - 1.00	Wetlands - 1.00	Shape - 1.00	Easements - 1.00	External - 1.00	Assemblage - 1.00	Other - 1.00	12299 - 1.00

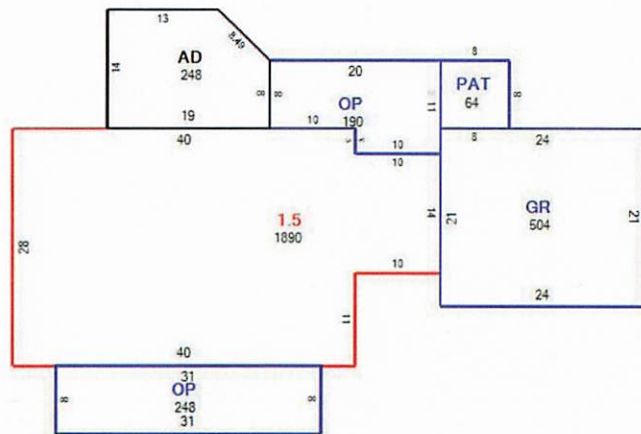
SALES INFORMATION								
Grantee	Grantor	Date	Deed Book	Plat Book	Saleprice	CS	Mkt Value	Reason
CONKLE KALYN ANNE	CONKLE KATHY C	10/25/2022	5049 118	12 36		0 R1		0 ES
CONKLE KALYN ANNE	CONKLE G TIM & KATHY C	11/13/2018	4347 336	12 36		0 R1		0 GF
CONKLE G TIM & KATHY C	CONKLE G TIM	06/09/2017	4174 121			0 R1		0 LA

LAND INFORMATION											
CS	Code / Description	Method	Units	Depth	From Front	Depth Table	Depth Factor	Unit Value	Adj Unit	Adj	Value
R4	348 High Falls & Mangham Rd	Acre	6.15	0	0			15,000.00	15,000.00	1.00	64,875

ACCESSORY IMPROVEMENTS - 218 02009E															
CS	Descrip	Dim1	Dim2	Units	Year	Grade	Depr	Ovr D	Pcom	Func	Econ	Neigh	IDnits	Value	Photo ?
R1	Garage - Detached	20	32	640	1988	1.20	0.30	0.00	1.00	1.00	1.00	1.00	0.00	7860	True
R6	Lean-To	0	0	1056	1995	1.00	0.30	0.00	1.00	1.00	1.00	1.00	0.00	2050	True
R6	Lean-To	0	0	1300	1995	1.20	0.52	0.00	1.00	1.00	1.00	1.00	0.00	5249	True
R6	Lean-To	10	50	500	1995	1.00	0.30	0.00	1.00	1.00	1.00	1.00	0.00	1025	True
R6	Pole Shelter	8	10	80	1995	1.00	0.30	0.00	1.00	1.00	1.00	1.00	0.00	140	True
R1	Shop Equipment Building	30	50	1500	1995	1.10	0.71	0.00	1.00	1.00	1.00	1.00	0.00	27624	True
R1	Shop Equipment Building	24	24	576	1995	1.50	0.52	0.00	1.00	1.00	1.00	1.00	0.00	11183	True
R6	Shop Equipment Building	24	50	1200	1995	1.00	0.52	0.00	1.00	1.00	1.00	1.00	0.00	14714	True
R6	Storage/Utility Bldg	8	10	80	1995	1.00	0.30	0.00	1.00	1.00	1.00	1.00	0.00	368	True
R6	Storage/Utility Bldg	8	12	96	1995	1.00	0.30	0.00	1.00	1.00	1.00	1.00	0.00	442	True

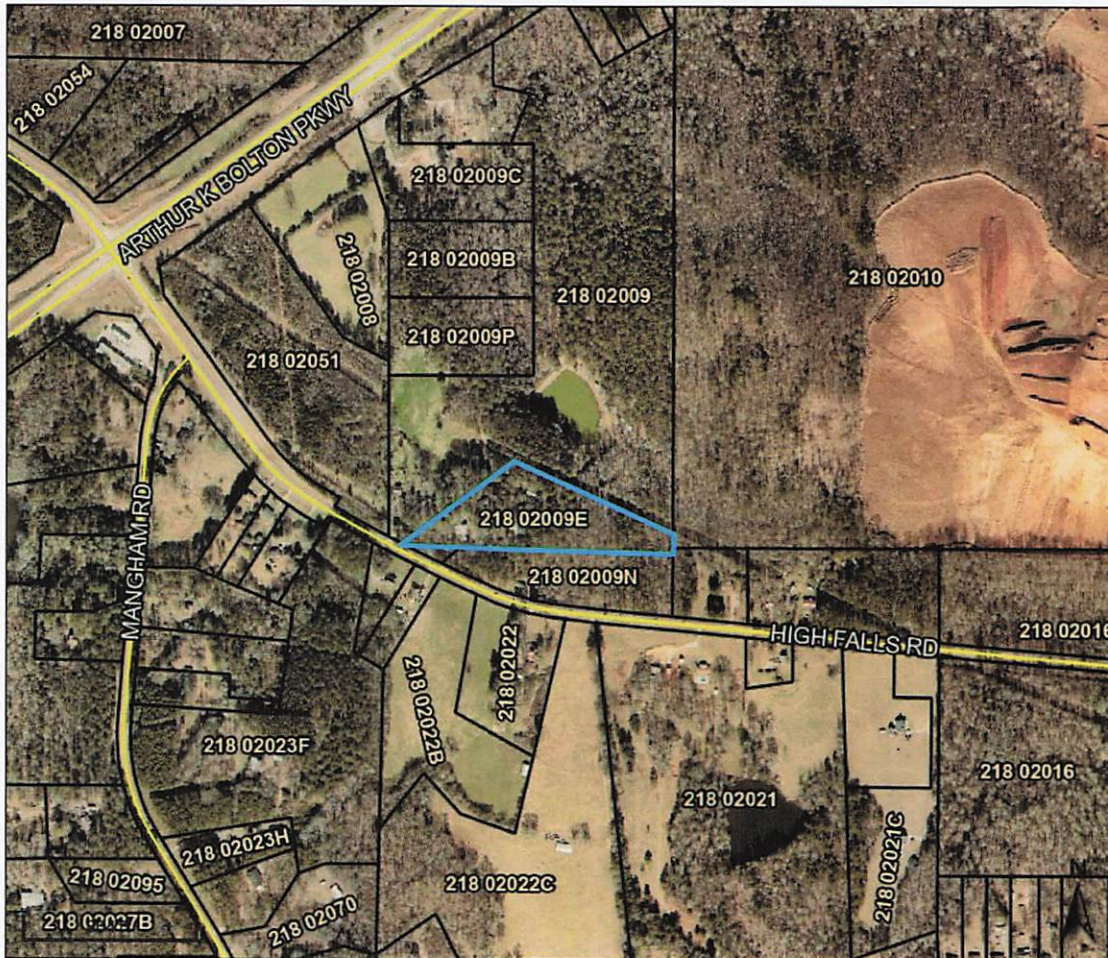
RES IMP - 218 02009E 3385 HIGH FALLS RD							
Impr Key	10844	Roof Shape	Gable	Basement / Attic	Squarefoot	Phy Depr	0.60
Class / Strat	R1	Floor Construction	Wood Joist	Bsmt / Finish	0 / 0.00	Phy OVR	0.00
Occupancy / Style	One Family	Floor Finish	Carpet	Attic / Finish	0 / 0.00	Func Obsol	1.00
Rooms	0	Interior Wall	Sheetrock	Bsmt Qual		Econ Obsol	1.00
Bedrooms	0	Interior Ceiling	Sheetrock	Attic Qual		% Complete	1.00
Heated Area	2,138	Heat	Central AC	Grade	1.10	Neigh Adj	0.92
Story Height	1.5 Story	Plumbing:Std Comp	1	Year Built	1987	CD	1.00
Foundation	Masonry	Plumbing: Extra Fix	5	Eff Year Built	1988	FMV	199,603
Exterior Wall	Log	Full Baths	2	Condition	Average	MAV	0
Roofing	Metal - Steel	Half Baths	0	RCN	361,600	OVR FMV	0
Sketch Legend			Other Features				

Code	Type	Area	CODE TYPE	AREA
1.5	1.5 Story	1260	Const 1 sty 1 Box	1
GR	Garage - Attached	504		
OP	Porch - Open	248		
PAT	Patio	64		
OP	Porch - Open	190		
AD	Addition	248		





01/27/2026 02:04



Overview



Legend

- Parcels
- Roads

Flood Map

- A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.
- AE - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations (BFE).
- VE: Coastal SFHA with BFE & velocity wave action - Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.
- X: 500 Year Flood - Areas of 0.2% annual chance flood

Parcel ID 218 02009E
 Class Code Residential
 Taxing District SPALDING COUNTY
 Acres 6.15

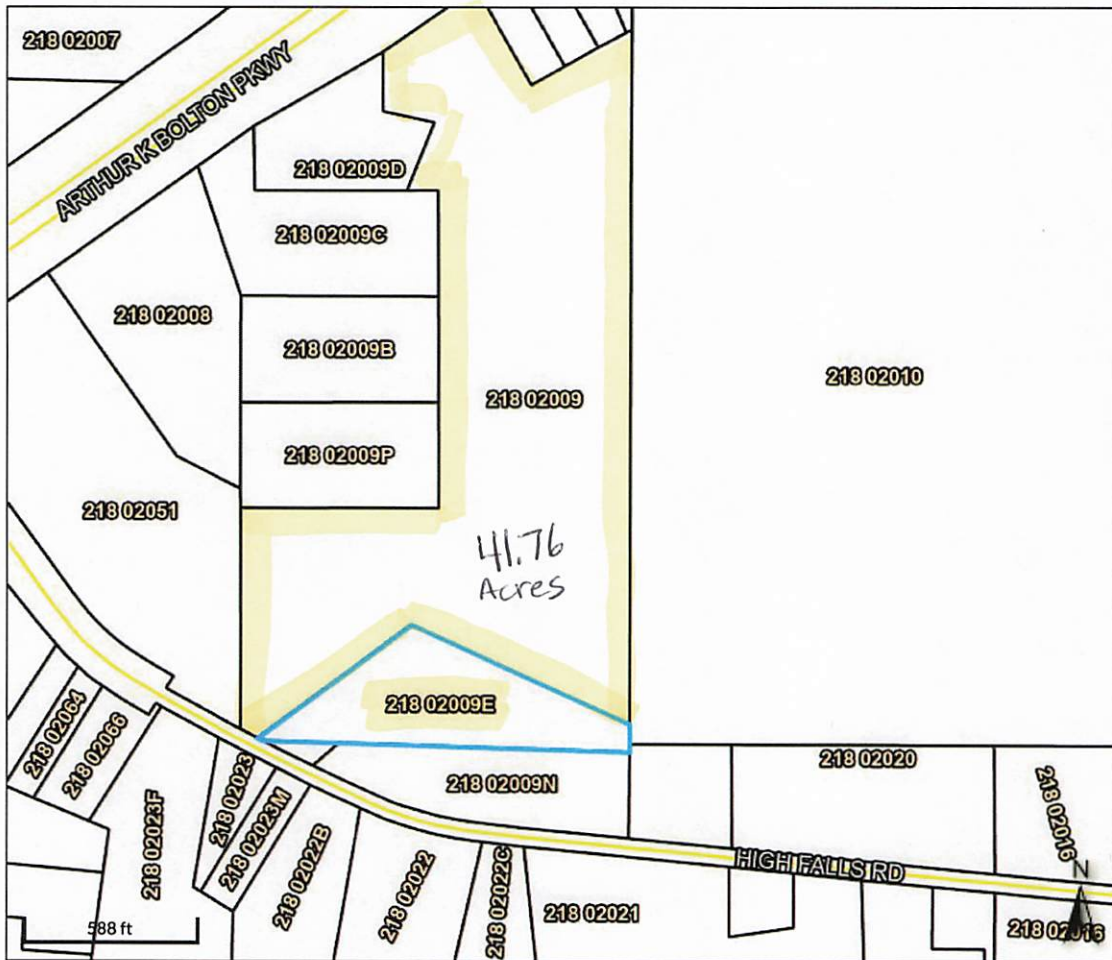
Owner CONKLE KALYN ANNE
 3387 HIGH FALLS RD
 GRIFFIN, GA 30224
 Physical Address 3385 HIGH FALLS RD
 Assessed Value Value \$335133
 Land Value Value \$64875

Last 2 Sales			
Date	Price	Reason	Qual
10/25/2022	0	ES	U
11/13/2018	0	GF	U

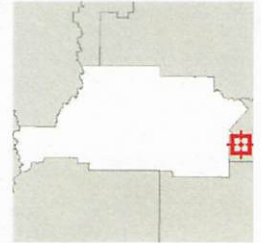
(Note: Not to be used on legal documents)

Date created: 1/14/2026
 Last Data Uploaded: 1/14/2026 7:30:29 AM

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Overview



Legend

- Parcels
- Roads

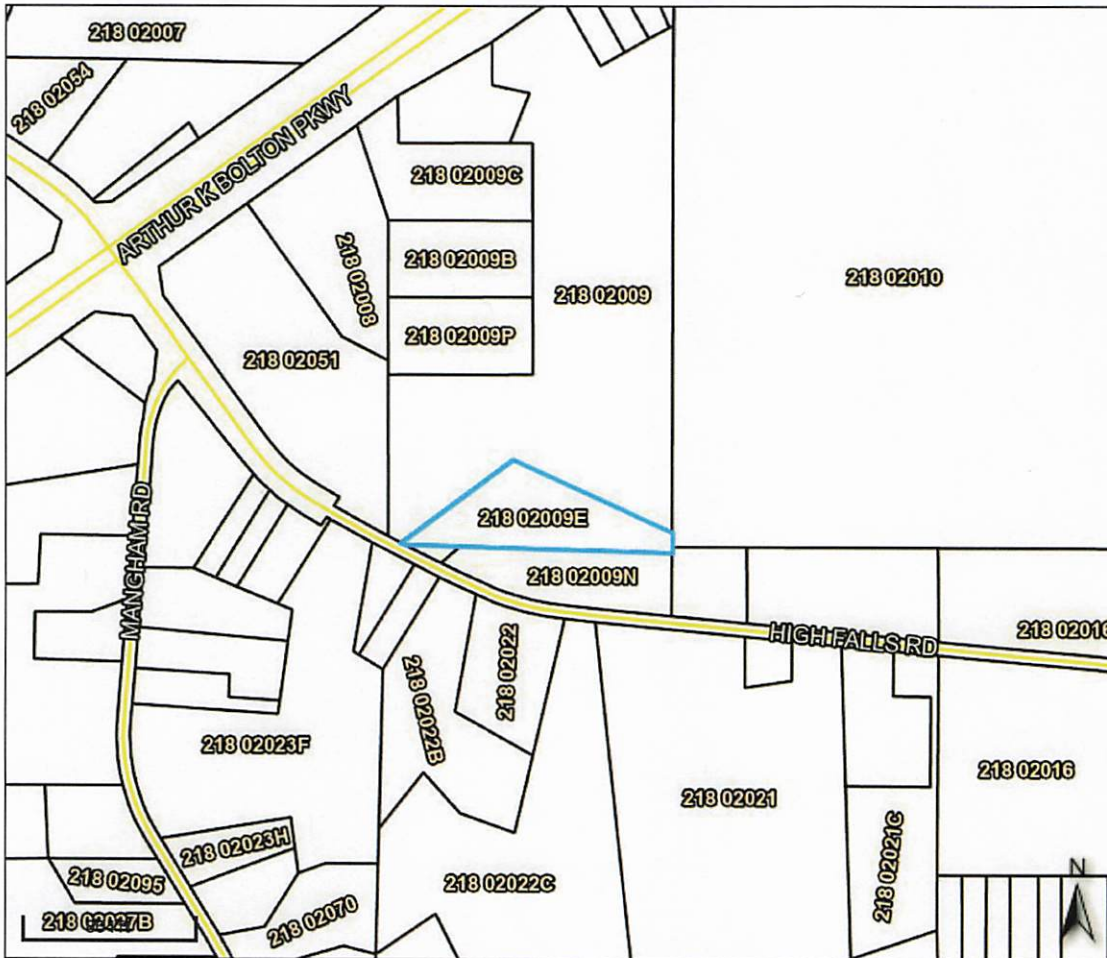
Parcel ID	218 02009E	Owner	CONKLE KALYN ANNE	Last 2 Sales			
Class Code	Residential		3387 HIGH FALLS RD	Date	Price	Reason	Qual
Taxing District	SPALDING COUNTY		GRIFFIN, GA 30224	10/25/2022	0	ES	U
Acres	6.15	Physical Address	3385 HIGH FALLS RD	11/13/2018	0	GF	U
		Assessed Value	Value \$335133				
		Land Value	Value \$64875				

(Note: Not to be used on legal documents)

Date created: 1/28/2026
Last Data Uploaded: 1/28/2026 7:07:16 AM

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218-02-009 same owner
CUVA 2024



Overview



Legend

- Parcels
- Roads

Flood Map

- A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.
- AE - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations (BFE).
- VE: Coastal SFHA with BFE & velocity wave action - Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.
- X: 500 Year Flood - Areas of 0.2% annual chance flood

Parcel ID 218 02009E
 Class Code Residential
 Taxing District SPALDING COUNTY
 Acres 6.15

Owner CONKLE KALYN ANNE
 3387 HIGH FALLS RD
 GRIFFIN, GA 30224
 Physical Address 3385 HIGH FALLS RD
 Assessed Value Value \$335133
 Land Value Value \$64875

Last 2 Sales			
Date	Price	Reason	Qual
10/25/2022	0	ES	U
11/13/2018	0	GF	U

(Note: Not to be used on legal documents)

Date created: 1/14/2026
 Last Data Uploaded: 1/14/2026 7:30:29 AM

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Workspaces ▾



01/27/2026 02:08



01/27/2026 02:04



01/27/2026 02:06



01/27/2026 02:04



01/27/2026 02:04



01/27/2026 02:05



01/27/2026 02:05



01/27/2026 02:05



01/27/2026 02:06



01/27/2026 02:08



01/27/2026 02:09



BOARD OF ASSESSORS

Consider the approval of a continuation application of Conservation Use Valuation Assessment. BRYAN & JULIE HAYES 228-03-005J, 7.09 ACRES (CONTIGUOUS TO CUVA PARCEL IN LAMAR COUNTY, 18.91 ACRES)

Requesting Agency

Spalding County Tax Assessors

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

ATTACHMENTS:

[CUVA - CONTINUATION - HAYES 228-03-005J.pdf](#)

**SPALDING COUNTY
BOARD OF TAX ASSESSORS
419 EAST SOLOMON ST.
GRIFFIN, GEORGIA 30223**

PT283A Rev. 3/15

CONTINUATION
**APPLICATION AND QUESTIONNAIRE FOR CURRENT USE
ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY**

To the Board of Tax Assessors of Spalding County: In accordance with the provisions of O.C.G.A. § 48-5-7.4, I submit this application and the completed questionnaire on the back of this application for consideration of current use assessment on the property described herein. Along with this application, I am submitting the fee of the Clerk of Superior Court for recording such application if approved.

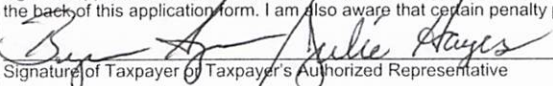
Name of owner (individual(s), family owned farm entity, trust, estate, non-profit conservation organization or club) – The name of each individual and the percentage interest of each must be listed on the back of this application. For special rules concerning Family Farm Entities and the maximum amount of property that may be entered into a covenant, please consult the County Board of Tax Assessors

Bryan and Julie Hayes

Owner's mailing address 100 John Jones Rd		City, State, Zip Griffin, GA 30224	Number of acres included in this application. Agricultural Land: <u>7.09</u> Timber Land: _____
Property location (Street, Route, Hwy, etc.) John Jones Rd		City, State, Zip of Property: Griffin, GA 30224	Covenant Acres Total Acres <u>7.09</u>
District 2	Land Lot 232	Sublot & Block	Recorded Deed Book/Page 5275-344
			List types of storage and processing buildings: None

AUTHORIZED SIGNATURE

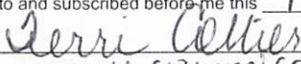
I, the undersigned, do hereby solemnly swear, covenant and agree that all the information contained above, as well as the information provided on the questionnaire, is true and correct to the best of my knowledge and that the above described property qualifies under the ownership and land use provisions of O.C.G.A. § 48-5-7.4. I further swear that I am authorized to sign this application on behalf of the owner(s) making application and that I have shown the percentage interest for each of the individuals having an ownership right to this property on the back of this application form. I am also aware that certain penalty provisions are applicable if this covenant is breached.


Signature of Taxpayer or Taxpayer's Authorized Representative

1/7/2026

Date Application Filed

Sworn to and subscribed before me this 7 day of Jan., 2026
Signature of Taxpayer or Taxpayer's Authorized Representative (Please have additional taxpayers sign on reverse side of application) _____


my commission expires 11-14 2026

Notary Public

If denied, Georgia law O.C.G.A. § 48-5-7.4 provides that the applicant may appeal in the same manner as other property appeals are made pursuant to O.C.G.A. § 48-5-311.

FOR TAX ASSESSORS USE ONLY

MAP & PARCEL NUMBER 228 03 005J	TAX DISTRICT 03	TAXPAYER ACCOUNT NUMBER 32870	YEAR COVENANT: Begin: Jan 1, _____ Ends: Dec 31, _____
If transferred from Preferential Agricultural Assessment, provide date of transfer: _____	If applicable, covenant is a renewal for tax year: Begin: Jan 1, _____ Ends: Dec 31, _____		If applicable, covenant is a continuation for tax year: Begin: Jan 1, <u>2024</u> Ends: Dec 31, <u>2033</u>
	Pursuant to O.C.G.A. § 48-5-7.4(d) a taxpayer may enter into a renewal contract in the 9th year of a covenant period so that the contract is continued without a lapse for an additional 10 years.		If continuing a covenant where part of the property has been transferred, list Original Covenant Map and Parcel Number: <u>Lamar 016 004</u>

Approved: _____ Date: _____

Board of Tax Assessors

Date

Denied: _____ Date: _____ If denied, the County Board of Tax Assessors shall issue a notice to the taxpayer in the same manner as all other notices are issued pursuant to O.C.G.A. Section 48-5-306.

CURRENT USE ASSESSMENT QUESTIONNAIRE – PT283A

ALL APPLICANTS, other than single titled owners, must list below each individual's name that owns a beneficial interest in the property described in this application, the percentage interest of each, the relationship of each (if the applicant is a family farm entity), and all other information applicable to this application.

Each Person's Name having any beneficial interest in the property described in this application. (If this form does not contain sufficient lines to list all owners, please attach list providing all information requested for each individual.)	Relationship (complete only if application is for a family farm entity)	Percent interest owned in property in <u>this application only</u>	Counties where you own interest in property under other covenants and total acres in other conservation use covenants		Each owner's percent interest owned and number of acres owned by each under other covenants
Name / Relationship			County	Total Acres	% Interest / No of Acres
Bryan & Julie Hayes / husband & wife		100%	Lamar	18.91	100 / 18.91

Check Appropriate Ownership Type:

- ☒ One or more natural or naturalized citizens.
- ☐ An estate of which the devisees or heirs are one or more natural or naturalized citizens.
- ☐ A trust of which the beneficiaries are one or more natural or naturalized citizens.
- ☐ A family owned farm entity (e.g., a family corporation, family partnership, family general partnership, family limited partnership, family limited corporation or family limited liability company. Percent (%) of gross income from bona fide conservation uses. _____ (including earnings on investments directly related to past or future bona fide conservation uses, within this state within the year immediately preceding the year in which eligibility is sought (include supporting tax records); provided, however, that in the case of a newly formed family farm entity, an estimate of the income of such entity may be used to determine its eligibility (include supporting estimate records.)
- ☐ Nonprofit conservation organization designated as a 501(c)(3) organization under the Internal Revenue Code. (Provide copy of IRS determination letter/chapter with application.)
- ☐ Bona fide club organized for pleasure, recreation, and other non-profitable purposes pursuant to Section 501(c)(7) of the Internal Revenue Code. (Provide copy of IRS determination letter/chapter with application.)

Check All Bona fide uses that apply and the percentage use, as they relate to the property described in this application.

- ☒ Raising, harvesting, or storing crops % 50
- ☐ Feeding, breeding, or managing livestock or poultry % _____
- ☒ Producing plants, trees, fowl, or animals (including the production of fish or wildlife) % 50
- ☐ Wildlife habitat of not less than ten (10) acres of wildlife habitat (either in its natural state or under management; no form of commercial fishing or fish production shall be considered a type of agriculture); % _____ (see board of tax assessors for appropriate documentation in accordance with O.C.G.A. Section 48-5-7.4(b)(2))
- ☐ Production of aquaculture, horticulture, floriculture, forestry, dairy, livestock, poultry, and apiarian products % _____
- ☐ Other _____

- ☐ Yes ☒ No Is this property or any portion thereof, currently being leased? (If yes, list the name of the person or entity and briefly explain how the property is being used by the lessee, as well as the percentage of the property leased.)
- ☐ Yes ☒ No Are there other real property improvements located on this property other than the storage and processing buildings listed on the front of this application? If yes, briefly list and describe these real property improvements.
- ☐ Yes ☒ No Are there any restrictive covenants currently affecting the property described in this application? If yes, please explain.
- ☐ Yes ☒ No Are there any deed restrictions on this property? If yes, please list the restrictions.
- ☒ Yes ☐ No Does the current zoning on this property allow agricultural use? If no, please explain.
- ☐ Yes ☒ No Is there any type business operated on this property? If yes please indicate business name & type of business.

• If this application is for property that is less than 10 acres in size, a taxpayer must submit additional relevant records providing proof of bona fide agricultural use.

• Although not required, the applicant(s) for a property having more than 10 acres may wish to provide additional information to assist the board of assessors in making their determination. This information may include:

(1) Plans or programs for the production of agricultural and timber products, (2) Evidence of participation in a government subsidy program for crops or timber, (3) Receipts that substantiate a bona fide conservation use, such as receipts for feed, equipment, etc. (4) Income tax records, such as copies of a previously filed Federal Schedule F or the appropriate entity return (e.g., Federal Form 1065, 1120, etc.)

• The Board of Tax Assessors can only deny an application if the use of the property does not meet the definition of bona fide agricultural property or if the ownership of the property is not in compliance with O.C.G.A. § 48-5-7.4.

APPLICATION FOR RELEASE OF CURRENT USE ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY

I, the owner of the above described property, having satisfied all applicable taxes and penalties associated with the covenant above, do hereby file this application for release of current use assessment with the county board of tax assessors. Pursuant to O.C.G.A. § 48-5-7.4(w), no fee is required for the clerk of superior court to file and index this release in the real property records of the clerk's office.

Sworn to and subscribed before me
This ____ day of _____, _____

Taxpayer's Authorized Signature _____

Approved by: Board of Tax Assessors _____

Notary Public _____

Date Filed _____

Date Approved _____

228 03005J		2026 Spalding County Board of Assessors				1/21/2026 9:21:01 AM Acct # 32870 tlong	
Owner Information		General Property Information				Values	
HAYES JULIE & BRYAN HAYES 100 JOHN JONES ROAD GRIFFIN, GA 30223		SITUS	0 JOHN JONES RD			Imp Val	0
		LEGAL	PB 27/700 - 7.09 AC			Acc Val	
		Tax District	ORCHARD HILL	GMD	1066	Homestead	S0
		Total Acres	7.09	LL	232	No Covenant	0
		Zoning	AR-1	LD	2	Acc/Des	6C - 3.837842
		Unit	Return Value			0	
Topography - 1.00		Wetlands - 1.00		Shape - 1.00		Easements - 1.00	
				External - 1.00		Assemblage - 1.00	
						Other - 1.00	
						10001 - 1.00	

SALES INFORMATION

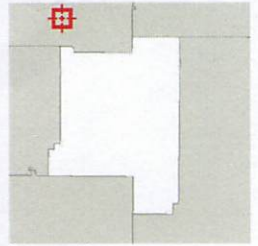
Grantee	Grantor	Date	Deed Book	Plat Book	Saleprice	CS	Mkt Value	Reason
HAYES JULIE & BRYAN HAYES	HAYES JULIE ET AL	09/21/2024	5275 344	28 11		0 A4		0 GF
HAYES JULIE ET AL	JULIE HAYES AS EXECUTOR	04/25/2022	4972 49	26 271		0 A4		0 ES

LAND INFORMATION

CS	Land Use	Productivity	ACRES	Unit Value	UnAdj Value
A4	Small Parcel	1	2.27	1,000	2,270
A4	Small Parcel	1	1.90	1,000	1,900
A4	Small Parcel	1	1.90	1,000	1,900
A4	Open Land	1	1.02	6,790	6,926



Overview



Legend

- Parcels
- Parcel Numbers
- Roads

Flood Map

- A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.
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- X: 500 Year Flood - Areas of 0.2% annual chance flood

Parcel ID 016 004
 Class Code Consv Use
 Taxing District COUNTY
 Acres 18.91

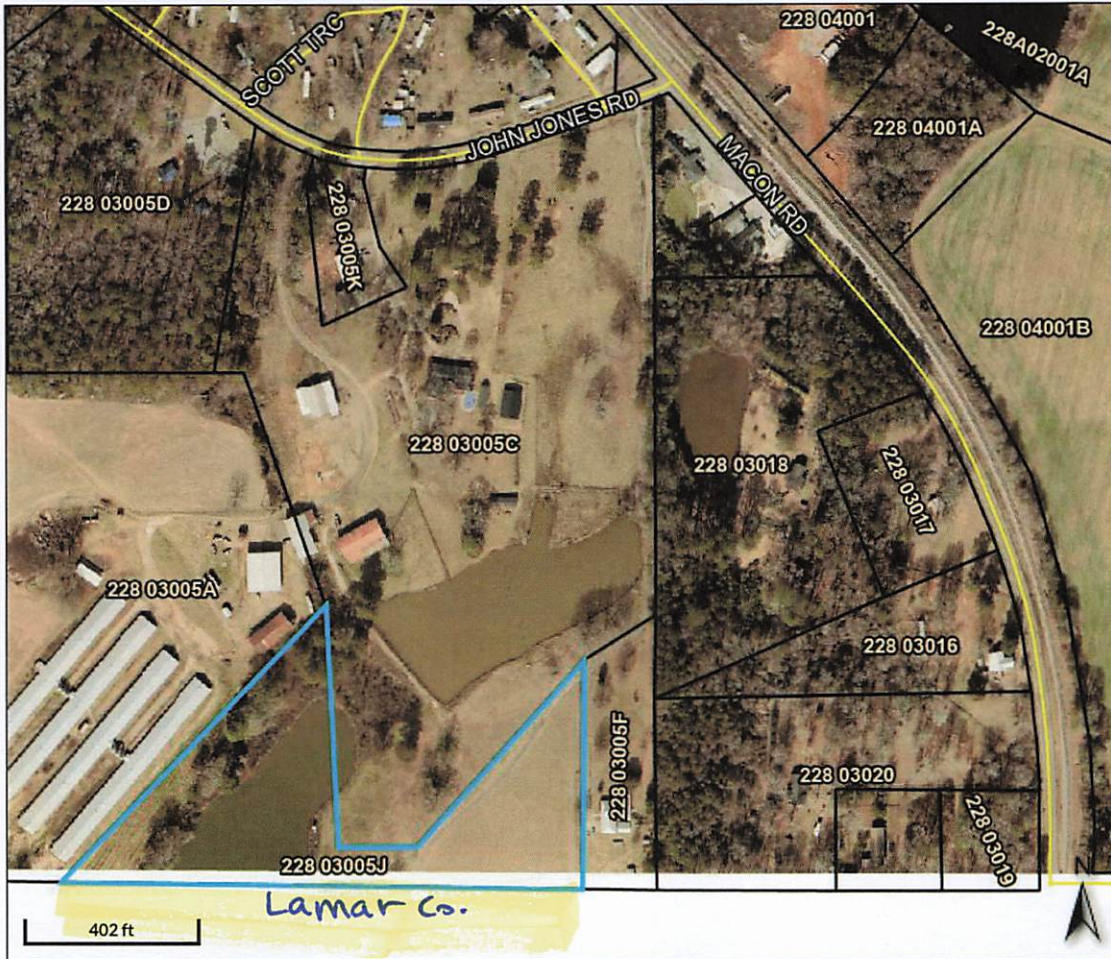
Owner Hayes Julie and Bryan
 100 John Jones Road
 Griffin, GA 30223
 Physical Address COUNTY LINE RD
 Assessed Value Value \$119094

Last 2 Sales			
Date	Price	Reason	Qual
1/29/2025	0	AF	U
9/21/2024	0	GF	U

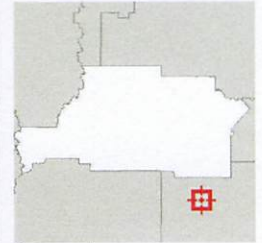
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Overview



Legend

- Parcels
- Roads

Flood Map

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- X: 500 Year Flood - Areas of 0.2% annual chance flood

contiguous with Lamar County
18.91 acres in CWA.

Parcel ID 228 03005J
Class Code Agricultural
Taxing District ORCHARD HILL
Acres 7.09

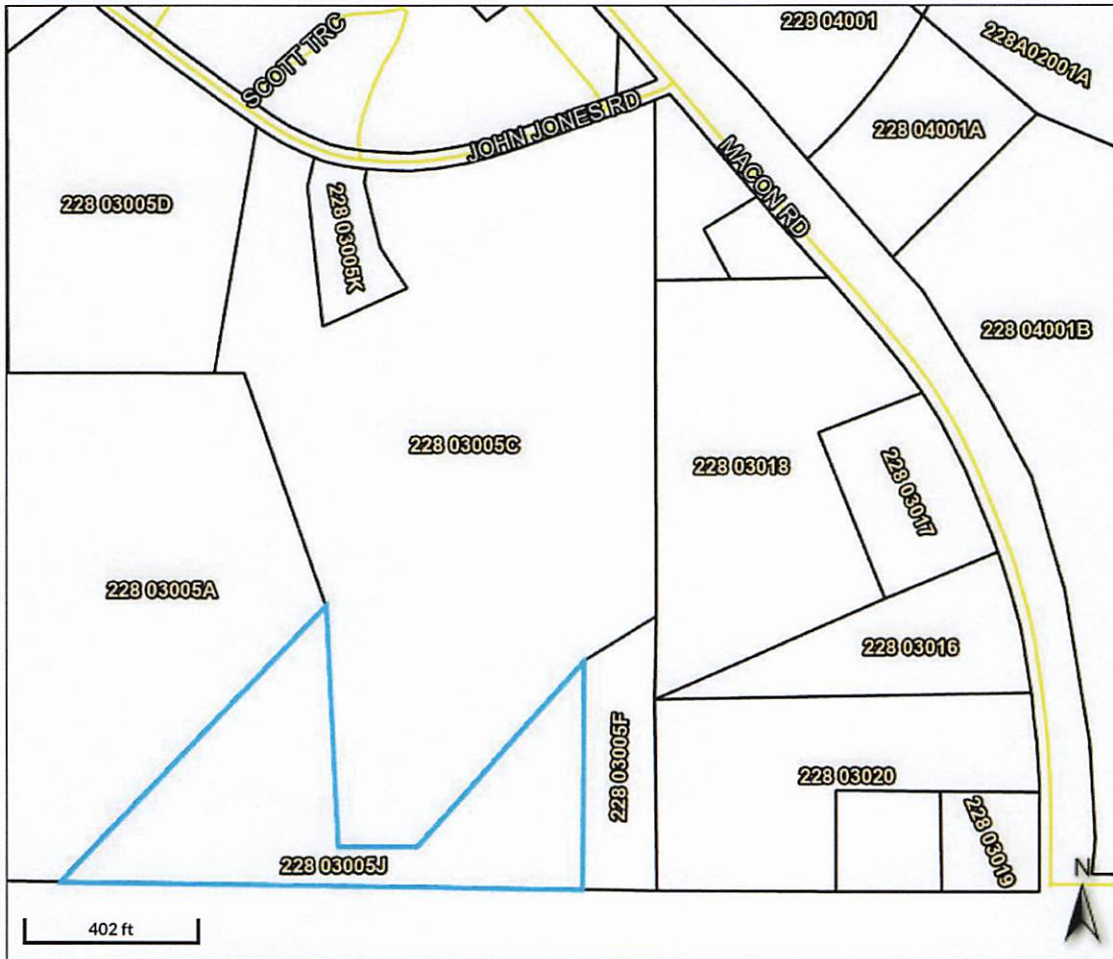
Owner HAYES JULIE & BRYAN HAYES
100 JOHN JONES ROAD
GRIFFIN, GA 30223
Physical Address JOHN JONES RD
Assessed Value Value \$49877
Land Value Value \$49877

Last 2 Sales			
Date	Price	Reason	Qual
9/21/2024	0	GF	U
4/25/2022	0	ES	U

(Note: Not to be used on legal documents)

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Overview



Legend

- Parcels
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Parcel ID 228 03005J
 Class Code Agricultural
 Taxing District ORCHARD HILL
 Acres 7.09

Owner HAYES JULIE & BRYAN HAYES
 100 JOHN JONES ROAD
 GRIFFIN, GA 30223
 Physical Address JOHN JONES RD
 Assessed Value Value \$49877
 Land Value Value \$49877

Last 2 Sales			
Date	Price	Reason	Qual
9/21/2024	0	GF	U
4/25/2022	0	ES	U

(Note: Not to be used on legal documents)

Date created: 1/21/2026
 Last Data Uploaded: 1/21/2026 7:24:32 AM

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302

Hayes 100

01/27/2026 01:07





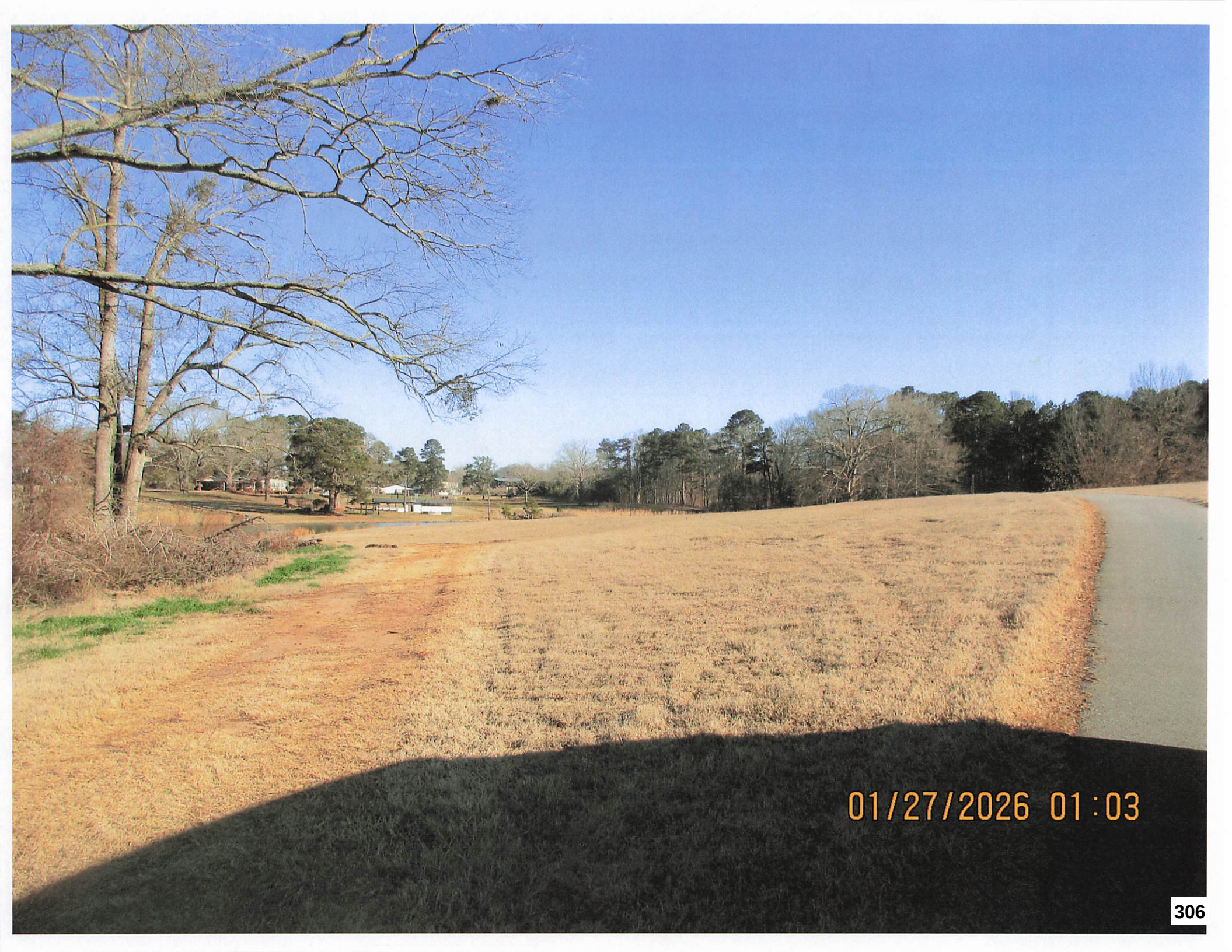
01/27/2026 01:03



01/27/2026 01:04



01/27/2026 01:03



01/27/2026 01:03



01/27/2026 01:04

Consider the approval of documentation shredding per the Georgia Record Retention Schedule.

Requesting Agency

Spalding County Tax Assessors

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

ATTACHMENTS:

[Document for Shredding.pdf](#)

DOCUMENTS FOR SHREDDING:

DOCUMENT:	YEARS TO SHRED:	RETENTION YEARS:
PERSONAL PROPERTY RETURNS	2018-2013	7 YEARS
RESOLVED APPEALS	2017-2021	3 YEARS
RETURNED MAIL	2016, 2020, 2021 & 2022	3 YEARS
HOMESTEAD APPLICATIONS	2022-2024	1 YEAR
AIRCRAFT & MARINE	2018-2015	3 YEARS
PT 61	2021, 2022 & 2023	USEFUL LIFE
ENDED CUVA YEAR	2018 ONLY	3 YEARS
ACO'S	2023 ONLY	1 YEAR
PERMITS	2020 ONLY	USEFUL LIFE



BOARD OF ASSESSORS

Appeals update.

Requesting Agency

Spalding County Tax Assessors

In Compliance with the following Ordinance

Requirement for Board Action

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Fiscal Impact / Funding Source

STAFF RECOMMENDATION

ATTACHMENTS:



BOARD OF ASSESSORS

Staffing update.

Requesting Agency

Spalding County Tax Assessors

In Compliance with the following Ordinance

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ATTACHMENTS:



BOARD OF ASSESSORS

The 2024 Digest was approved by the State Revenue Commissioner.

**Requesting
Agency**

Spalding County Tax Assessors

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

Fiscal Impact / Funding Source

STAFF RECOMMENDATION

ATTACHMENTS:

[2024 Digest Approval by Revenue Commissioner.pdf](#)

Frank M. O'Connell
State Revenue Commissioner



Charles E. Elrod III
Interim Director,
Local Government Services Division

Georgia Department of Revenue
4125 Welcome All Road | Atlanta, Georgia 30349

January 28, 2026

SYLVIA HOLLUMS
SPALDING COUNTY TAX COMMISSIONER
PO BOX 509
GRIFFIN, GA 30224-0014
VIA First Class Mail

RE: SPALDING COUNTY 2024 DIGEST

Dear SYLVIA HOLLUMS:

Pursuant to O.C.G.A. §§ 48-5-342(c) and 48-5-345(b), the review of your 2024 tax digest has been performed by the State Revenue Commissioner.

In that review, the 2024 overall level of assessment as provided by the state auditor is 39.27, which does not deviate substantially from the proper assessment ratio mandated in O.C.G.A. § 48-5-7. Furthermore, the overall level of assessment meets the statistical standards of 36.00 to 44.00.

Sincerely,

A handwritten signature in cursive script, reading "Frank M. O'Connell".

Frank M. O'Connell
State Revenue Commissioner

The annual Current Ad Valorem Edicts and Trends (CAVEAT) is scheduled for May 19 - 21, 2026 in Tifton.

Requesting Agency

Spalding County Tax Assessors

In Compliance with the following Ordinance

Requirement for Board Action

Is this Item Goal Related?

Summary and Background

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STAFF RECOMMENDATION

ATTACHMENTS: